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Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	**30 Chapman Court MOUNT TAYLOR VIC 3875** **Lot: 1 PS: 840681**
The application is for a permit to:	**Small second dwelling and variation of Restrictive Covenant AS651968P**
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	**Matter for which a permit is required**
44.06-2	Buildings and works associated with accommodation (small second dwelling)
52.02-2	Variation of Restrictive Covenant AS651968P
The applicant for the permit is:	**Avon Valley Transportables**
The application reference number is:	**5.2026.183.1**

You may look at the application and any documents that support the application free of charge at: https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- **be made to the Responsible Authority in writing,**
- **include the reasons for the objection, and**
- **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	**Subject to the applicant giving notice**

If you object, the Responsible Authority will tell you its decision.

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EAST GIPPSLAND

Amend a Planning Permit Application

s50 & s57A Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

Applicant Details:

Applicant name:	
Business trading name (if applicable):	Avon Valley Transportables
Email address:	
Postal address:	C/- Beveridge Williams, PO Box 47 Sale VIC
	Postcode:
Preferred Phone number:	Secondary number:

Owners Details: (if not the applicant)

Owner name:	
Business trading name (if applicable):	
Postal address:	
	Postcode:

Description of the Land:

Street number:	30	Street name:	Chapman Court
Town:	Mount Taylor VIC	Postcode	3875

AND/OR

Lot Number:	1	Plan Number:	PS840618L
Other Legal Description:			

Other legal description may be a Crown Allotment reference, Volume/Folio, or other title descriptor.
If the proposal relates to multiple addresses/parcels, please attach a document with the details of the additional land included, including Ownership detail.

Declaration in relation to Title Restrictions:

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?	☒ Yes	☐ No
Will the proposal result in a breach of a registered covenant restriction or agreement?	☐ Yes	☒ No

Description of proposal:
Describe the use, development or other matter which needs a permit:

Apart from the building and works associated with an accommodation use (small second dwelling in the Bushfire Management Overlay), which currently breach a restrictive covenant, the amendment sought to the application seeks to vary that covenant to remove the breach.

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Amend a Planning Permit Application

s50 & s57A Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

Amendment Type:
Under which section of the *Act* is the amendment to the application made? (one answer only)

☒ s50 Amendment by applicant before notice	☐ s57A Amendment by applicant after notice is given
Revised estimated cost of development: *Note: You may be required to verify this estimate*	$ n/a - the covenant variation is cost neutral

Existing conditions:
Describe how the land is used and developed currently:

Single dwelling

Required supporting documents (if the amendment to the application affects the existing documents)

- Title to each property subject to the application (must have been generated within the past 30 days)
- Full copy of Covenants or Section 173 agreements if applicable, and details of beneficiaries if there is a proposal which would contravene, alter, or end a covenant or restriction.
- Supporting documents which are mandatory requirements of the Planning Scheme (e.g. – Native Vegetation Removal Report, Bushfire Management Statement, Geotechnical report/waiver)
- Site plan & floor plan (for use and development applications) / elevations for development applications

Suggested supporting documents, or subject to requirements of the scheme

- A report responding to the relevant application requirements and the policies and objectives of the East Gippsland Planning Scheme
- Supporting information/reports which are commonly considered with similar applications (e.g. – Land Capability Assessment, Bushfire Management Statement, Geotechnical report/waiver)

If you need more space or have more information, please attach with this form.

Payment of Application Fees
For a s50 application, no additional fees are payable unless the amendment introduces a matter not already covered by the original application.
For a s57A application, a fee of 40 percent of the original application fee amount is payable. The amount will be to be confirmed by a senior planning officer in accordance with the *Planning and Environment (Fees) Regulations* 2016. An invoice will be generated once the amended application has been assessed to confirm it is complete.

Invoice Recipient (Payer):	
Address: C/- Beveridge Williams & Co., PO Box 47 SALE	
	Postcode:
Email Address:	Phone Number:

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Amend a Planning Permit Application

s50 & s57A Planning and Environment Act 1987; r13 Planning and Environment Regulations 2015

Privacy Statement
The East Gippsland Shire Council asks for details about you to make decisions on planning permit applications. The information you give to us on this form is used for your application and is required for Council to make its decision under the *Planning and Environment Act* 1987. Sometimes we may provide a copy of this application form to another person, but only if it is for a legitimate purpose that is related to the planning process, or we are allowed by law, or to protect people or property. If your information is put onto Council's website or provided to another person, Council will always try to make sure your privacy is protected in line with the *Privacy and Data Protection Act* 2014. For instance, if requested by another person, after deciding that it is requested for a legitimate purpose, Council will obtain an undertaking from the recipient confirming how they will use your personal information and that they will destroy it once used.

You may ask for more information about Council's Privacy Policy by contacting our Privacy Officer on 03 5153 9500 or e-mail feedback@egipps.vic.gov.au .You can gain access to information you provided to us through the *Freedom of Information Act 1982*, more information about FOI is available on Council's website.

Declarations:

- [x] I declare that I am the applicant and that all the information in this application is true and correct and the owner(s) (if not myself) has (have) been notified of the amendment to the permit application.
- [x] I confirm that I have authority to use the relevant documents.
- [x] In the event that the giving of notice is required pursuant to Section 52 or 57B of the *Planning and Environment* Act 1987, I permit documents submitted as part of this application, including my full contact information, to be made available for public viewing on Council's website.
- [x] In the event that the giving of notice is required pursuant to Section 52 or 57B of the *Planning and Environment Act* 1987, and I receive instructions to give notice to potentially affected parties, I confirm that I will destroy the instructions and personal information once the information is no longer necessary.
- [x] I accept the East Gippsland Shire Council Privacy Statement.

Applicant signature:	
Name:	Date: 04 / 09 / 2026

Contact Council

03 5153 9500

feedback@egipps.vic.gov.au

eastgippsland.vic.gov.au

PO Box 1618, Bairnsdale 3875

Customer Service Centres:

- **Bairnsdale:** 273 Main Street
- **Lakes Entrance:** 18 Mechanics Street
- **Mallacoota:** 70 Maurice Avenue
- **Omeo:** 179 Day Avenue
- **Orbost:** 1 Ruskin Street
- **Paynesville:** 55 Esplanade

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12295 FOLIO 339

Security no : 124137871756Y
Produced 24/08/2026 03:50 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 840681L.
PARENT TITLES :
Volume 11100 Folio 868 Volume 12148 Folio 379
Created by instrument PS840681L 06/04/2021

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AS651968P 25/10/2019

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AR840006H 15/01/2019

DIAGRAM LOCATION

SEE PS840681L FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 30 CHAPMAN COURT MOUNT TAYLOR VIC 3875

ADMINISTRATIVE NOTICES

NIL

eCT Control
Effective from

DOCUMENT END

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PLAN OF SUBDIVISION

EDITION 1 PS 840681L

LOCATION OF LAND

PARISH: WY-YUNG

TOWNSHIP: ———

SECTION: ———

CROWN ALLOTMENT: 69B & 69C (PARTS)

CROWN PORTION: ———

TITLE REFERENCE: VOL 11100 FOL 868
VOL 12148 FOL 379

LAST PLAN REFERENCE: LOT 3 - PS613292R
LOT 12 - PS814893S

POSTAL ADDRESS: (at time of subdivision) 30 CHAPMAN COURT &
585 BULLUMWAAL ROAD,
MOUNT TAYLOR, 3875

MGA2020 CO-ORDINATES: (of approx centre of land in plan) E: 552 340 ZONE: 55
N: 5819 260

Council Name: East Gippsland Shire Council
Council Reference Number: PS840681L
Planning Permit Reference: 198/2020/P
SPEAR Reference Number: S166707M

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made

Digitally signed by: Robert Pringle for East Gippsland Shire Council on 09/12/2020

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DIMENSIONS SHOWN UNDERLINED ARE NOT THE RESULT OF THIS SURVEY. THE AREA OF LOT 2 IS BY DEDUCTION FROM TITLE.

NOTATIONS

DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s). ———

In Proclaimed Survey Area No. NIL

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	POWERLINE	16	PS613292R - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	SPI ELECTRICITY PTY LTD

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

SURVEYORS FILE REF: 19105

ORIGINAL SHEET SIZE: A3

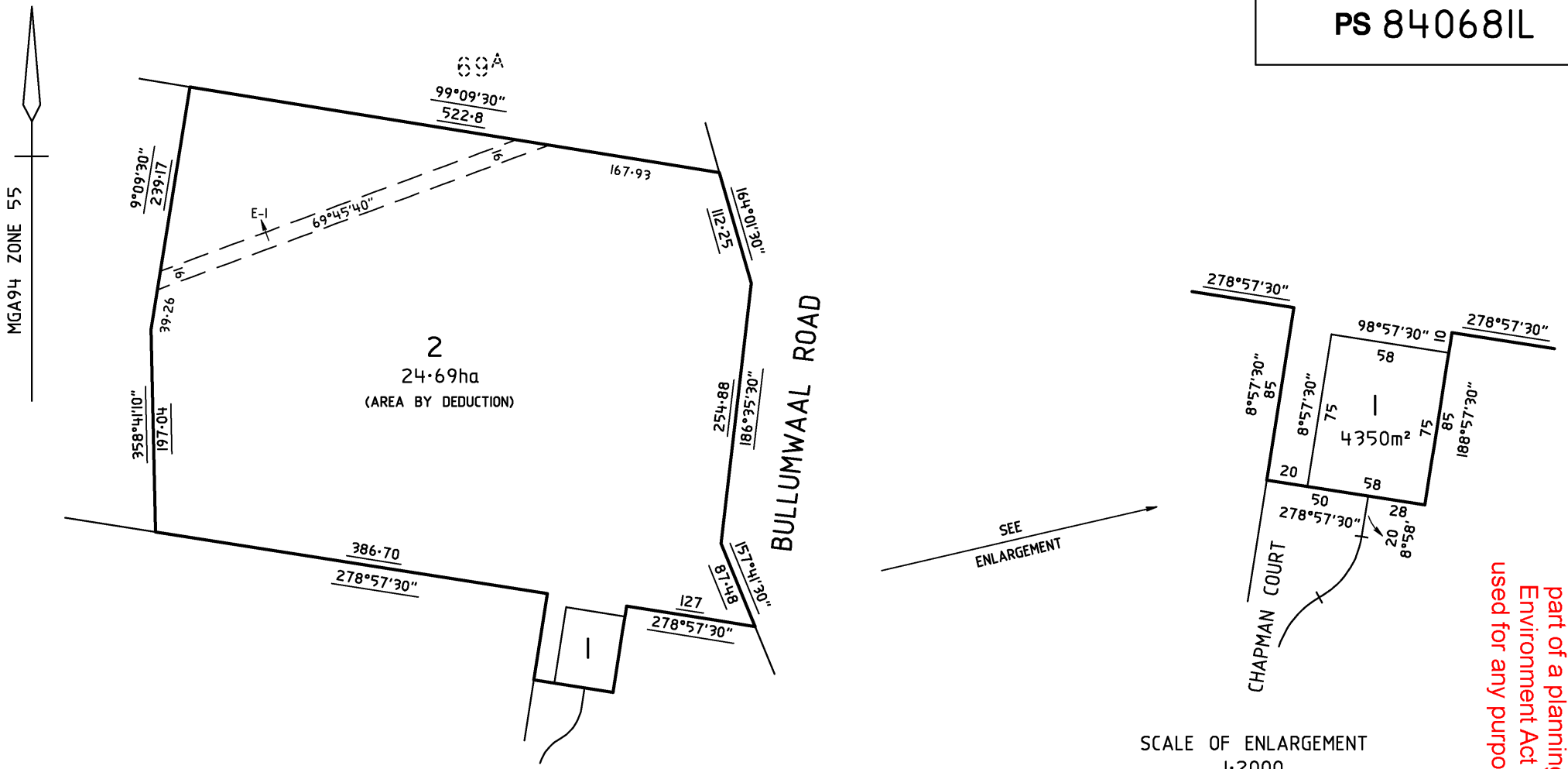
SHEET 1 OF 2 SHEETS

Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (1), 11/11/2020, SPEAR Ref: S166707M

PLAN REGISTERED
TIME: 12.57pm DATE: 06/04/2021
Assistant Registrar of Titles Denise Sarr

Printed 16/09/2026

PS 840681L



SCALE OF ENLARGEMENT
1:2000

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

SURVEYORS REF	SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
19105	1:4000	40 0 40 80 120 160		

Digitally signed by: Michael J Sadler, Licensed Surveyor, Surveyor's Plan Version (1), 11/11/2020, SPEAR Ref: S166707M

Digitally signed by: East Gippsland Shire Council, 09/12/2020, SPEAR Ref: S166707M

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Department of Transport and Planning

Electronic Instrument Statement

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Produced 16/06/2026 02:13:40 PM

Status	Registered	Dealing Number	AS651968P
Date and Time Lodged	25/10/2019 02:24:26 PM		

Lodger Details

Lodger Code	22692Q
Name	EASTCOAST CONVEYANCING
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction VICTORIA

Privacy Collection Statement
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference
12148/379

Transferor(s)

Name	LOOKOUT RIDGE PTY LTD
ACN	611079102

Estate and/or Interest being transferred
Fee Simple

Consideration
$AUD 160000.00

Transferee(s)

Tenancy (inc. share)	Joint Tenants
Given Name(s)	
Family Name	
Address	
Street Number	30
Street Name	CHAPMAN
Street Type	COURT

Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

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Department of Transport and Planning

Electronic Instrument Statement

Locality	MOUNT TAYLOR
State	VIC
Postcode	3875

Given Name(s)
Family Name
Address

Street Number	30
Street Name	CHAPMAN
Street Type	COURT
Locality	MOUNT TAYLOR
State	VIC
Postcode	3875

Covenants
The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restrictive covenant with the intent that the burden of the restrictive covenant runs with and binds the burdened land and the benefit of the restrictive covenant is annexed to and runs with the benefited land.

Burdened land	the Land
Benefited land	MCP: AA5038
Restrictive covenant	MCP: AA5038
Expiry Date	

Duty Transaction ID
4684873

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution
1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	LOOKOUT RIDGE PTY LTD
Signer Name	TIMOTHY BERNARD CRIMMINS
Signer Organisation	MCKAY LAW PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	25 OCTOBER 2019

Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
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Department of Transport and Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of

Signer Name	ALECIA JANE BASSETT
Signer Organisation	EASTCOAST CONVEYANCING
Signer Role	LICENSED CONVEYANCER
Execution Date	25 OCTOBER 2019

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Reference :
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

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Document Identification	**AR840006H**
Number of Pages (excluding this cover sheet)	**14**
Document Assembled	**16/06/2026 14:13**

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Application by a responsible authority for the making of a recording of an agreement
Section 181 Planning and Environment Act 1987

AR840006H
15/01/2019 $96.10 173

Lodged by:
Name: MADDOCKS
Phone: 03 9258 3555
Address: COLLINS SQUARE, TOWER TWO, LEVEL 25, 727 COLLINS STREET MELBOURNE VIC 3008
Ref: MYM:7607968
Customer Code: 1167E

The responsible authority having made an agreement referred to in section 181(1) of the Planning and Environment Act 1987 requires a recording to be made in the Register.

Land: (volume and folio)

LP VOLUME and FOLIO 11879/847

Responsible authority: :(full name and address, including postcode)

EAST GIPPSLAND SHIRE COUNCIL OF 273 MAIN STREET, BAIRNSDALE, VICTORIA

Section and act under which agreement is made:

SECTION 173 OF THE PLANNING AND ENVIRONMENT ACT 1987

A copy of the agreement is attached to this application

Signing:

35271702A

181PEA

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

[7607968: 23126833_1]

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Application by a responsible authority for the making of a recording of an agreement
Section 181 Planning and Environment Act 1987

Primary Collection Statement
AR840006H
15/01/2019 $96.10 173

Certifications

1. The Certifier has taken reasonable steps to verify the identity of the applicant.

2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

3. The Certifier has retained the evidence supporting this Registry Instrument or Document.

4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of: EAST GIPPSLAND SHIRE COUNCIL
Signer Name: Roland McCall
Signer Organisation: MADDOCKS
Signer Role: AUSTRALIAN LEGAL PRACTITIONER
Signature:
Execution Date: 15 January 2019

35271702A

181PEA

THE BACK OF THIS FORM MUST NOT BE USED
Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us
[7607968: 23126833_1]

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AR840006H
15/01/2019 $98.10 173

1

PLANNING AND ENVIRONMENT ACT 1987

SECTION 173 AGREEMENT

BETWEEN

EAST GIPPSLAND SHIRE COUNCIL

– and –

LOOKOUT RIDGE PTY LTD (A.C.N. 611 079 102)

in relation to

land at:

90 MOUNT LOOKOUT ROAD, MOUNT TAYLOR, VICTORIA

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AR840006H
15/01/2019 $96.10 173

THIS AGREEMENT is made the day of 20 19 December 2018

PARTIES

1. **EAST GIPPSLAND SHIRE COUNCIL** of 273 Main Street, Bairnsdale, Victoria, 3875 ("Council").

2. **LOOKOUT RIDGE PTY LTD (A.C.N. 611 079 102)** of 25 Gillies Street, Mitcham, Victoria, 3132 ("Owner")

RECITALS

A. The Owner is or entitled to be the registered proprietor of the Subject Land.

B. Council is the Responsible Authority for the Planning Scheme.

C. Council has issued the Planning Permit requiring the Owner to enter into this Agreement providing for the matters set out in condition 4 of the Planning Permit.

D. As at the date of this Agreement, the Subject Land is encumbered by a mortgage in favour of the Mortgagee. The Mortgagee consents to the Owner entering into this Agreement.

The parties agree:

---

1. Definitions and Interpretation

In this Agreement unless expressed or implied to the contrary:

"**Act**" means the *Planning and Environment Act 1987*.

"**Agreement**" means this Agreement and includes this Agreement as amended form time to time.

"**Approved**" means approved by the Council.

"**Bushfire Management Plan**" means the Bushfire Management Plan prepared by Crowther & Sadler Pty Ltd, endorsed by Council from time to time prepared in accordance with clause 53.02-2.4 which forms part of the Planning Permit and is annexed to this Agreement as Attachment 1.

"**Council**" means the Council for the municipal district of the East Gippsland Shire Council.

"Land Capability Assessment" means the Land Capability Assessment prepared by Land Capability Assessments Gippsland dated September 2016, endorsed by Council from time to time.

"Lot" means a lot created by a subdivision of the Subject Land whether in accordance with the Planning Permit or otherwise.

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AR840006H
15/01/2019 $96.10 173

"Lot 1" means that part of the Subject Land which is identified and delineated on the Endorsed Plan as 'Lot 1' or '1' or the like.

"Lot 2" means that part of the Subject Land which is identified and delineated on the Endorsed Plan as 'Lot 2' or '2' or the like.

"Lot 3" means that part of the Subject Land which is identified and delineated on the Endorsed Plan as 'Lot 3' or '3' or the like.

"Lot 5" means that part of the Subject Land which is identified and delineated on the Endorsed Plan as 'Lot 5' or '5' or the like.

"Lot 9" means that part of the Subject Land which is identified and delineated on the Endorsed Plan as 'Lot 9' or '9' or the like.

"Lot 10" means that part of the Subject Land which is identified and delineated on the Endorsed Plan as 'Lot 10' or '10' or the like.

"Lot 11" means that part of the Subject Land which is identified and delineated on the Endorsed Plan as 'Lot 11' or '11' or the like.

"Lot 12" means that part of the Subject Land which is identified and delineated on the Endorsed Plan as 'Lot 12' or '12' or the like.

"Lot 13" means that part of the Subject Land which is identified and delineated on the Endorsed Plan as 'Lot 13' or '13' or the like.

"Lot 14" means that part of the Subject Land which is identified and delineated on the Endorsed Plan as 'Lot 14' or '14' or the like.

"Lot 15" means that part of the Subject Land which is identified and delineated on the Endorsed Plan as 'Lot 15' or '15' or the like.

"Lot 16" means that part of the Subject Land which is identified and delineated on the Endorsed Plan as 'Lot 16' or '16' or the like.

"Lot 17" means that part of the Subject Land which is identified and delineated on the Endorsed Plan as 'Lot 17' or '17' or the like.

"Lot 18" means that part of the Subject Land which is identified and delineated on the Endorsed Plan as 'Lot 18' or '18' or the like.

"Lot 19" means that part of the Subject Land which is identified and delineated on the Endorsed Plan as 'Lot 19' or '19' or the like.

"Lot 21" means that part of the Subject Land which is identified and delineated on the Endorsed Plan as 'Lot 21' or '21' or the like.

"Mortgagee" means the person or persons registered or entitled from time to time to be registered by the Registrar of Titles as Mortgagee of the Subject Land or any part of it.

"Owner" means the person or persons from time to time registered or entitled to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple in the Land or any part of it and includes a Mortgagee in possession.

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Owner's obligations includes the Owner's specific obligations and the Owner's further obligations.

Party or **Parties** means the Parties to this Agreement but does not include a person who has transferred or otherwise disposed of all of their interests in the Subject Land.

"Planning Permit" means Planning Permit 22/2017/P, as amended from time to time, issued on 12 September 2017, authorising the development and subdivision of the Subject Land in accordance with plans endorsed by Council.

"**Planning Scheme**" means the East Gippsland Planning Scheme.

"Subject Land" means the land situated at 90 Mount Lookout Road, Mount Taylor, Victoria, 3875, being the land referred to in certificate of title volume 11879 folio 847 and any reference to the Subject Land in this Agreement includes any lot created by the subdivision of the Subject Land or any part of it.

"**Tribunal**" means the Victorian Civil and Administrative Tribunal.

---

2. Interpretation

In the interpretation of this Agreement unless inconsistent with the context or subject matter:

2.1 The singular includes the plural and the plural includes the singular;

2.2 A reference to a gender includes a reference to all other genders;

2.3 Words (including defined expressions) denoting persons will be deemed to include all trusts, bodies and associations, corporate or unincorporated, and vice versa;

2.4 A reference to a person includes a reference to a firm, corporation, association or other entity and their successors in law;

2.5 A reference to a statute includes any statute amending, consolidating or replacing that statute and includes any subordinate instruments made under that statute;

2.6 The Recitals to this Agreement are and will be deemed to form part of this Agreement including any terms defined within the Recitals;

2.7 References to the parties will include their transferees, heirs, assigns, and liquidators, executors and legal personal representatives as the case may be;

2.8 Reference to a document or agreement includes reference to that document or agreement as changed, novated or replaced from time to time; and

2.9 Where a word or phrase is given a definite meaning in this Agreement, a part of speech or other grammatical form for that word or phrase has a corresponding meaning.

---

3. Purposes of Agreement

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The Parties acknowledge and agree that the purposes of this Agreement are to:

3.1 give effect to the Planning Permit and

3.2 achieve and advance the objectives of planning in Victoria and the objectives of the Planning Scheme in respect of the Subject Land.

---

4. Reasons for Agreement

The Parties acknowledge and agree that Council entered into this Agreement for the following reasons:

4.1 Council would not have issued the Planning Permit without the condition requiring this Agreement;

4.2 the agreement has been prepared for the purpose of an exemption from planning permit pursuant to Clause 44.06-1 of the Scheme; and

4.3 the Owner has elected to enter into this Agreement in order to take the benefit of the Planning Permit.

---

5. Owner's specific obligations

5.1 Water Collection and Usage

The Owner covenants and agrees that:

5.1.1 waste water must be treated to a secondary treatment standard on Lots 1, 2, 3, 5, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 & 21;

5.1.2 the waste water must be disposed on each Lot via subsurface irrigation to:

(a) a minimum area of 200 square metres; and

(b) in accordance with the Land Capability Assessment,

5.1.3 any dwelling on any lot must include a rainwater tank that:

(a) has a minimum storage capacity of 1000 litres;

(b) collects the rain water runoff from the roof of the dwelling; and

(c) is used as the primary water source for flushing of toilets, laundry fixtures, and also include an external tap for garden irrigation,

to the satisfaction of Council.

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5.2 Bushfire Management Plan

The owner Covenant and agrees that if a dwelling is constructed on a Lot on the Subject Land, without the need for a planning permit, the Owner must:

5.2.2 only construct the dwelling in accordance with the Bushfire Management Plan; and

5.2.3 maintain the dwelling and Lot in accordance with the Bushfire Management Plan,

to the satisfaction of Council.

---

6. Owner's further obligations

6.1 Notice

The Owner covenants to bring this Agreement to the attention of all prospective occupiers, purchasers, lessees, licensees, mortgagees, chargees transferees and assigns of the Subject Land.

6.2 Compliance

The Owner covenants to:

6.2.1 comply with the requirements of all statutory authorities in relation to the development of the Land;

6.2.2 comply with all statutes, regulations, local laws and planning controls in relation to the Land; and

6.2.3 take all necessary steps to comply with the obligations of each clause in this Agreement.

6.3 Council's Costs to be Paid

The Owner covenants to pay immediately on demand to the Council the Council's reasonable costs and expenses (including legal expenses) incidental to the drawing and engrossment, registration, enforcement and release, of this Agreement including:

6.3.1 preparing, drafting, finalising, signing, recording and enforcing this Agreement;

6.3.2 preparing, drafting, finalising and recording any amendment to this Agreement; and

6.3.3 preparing, drafting, finalising and recording any document to give effect to the ending of this Agreement.

6.4 Indemnity

The Owner covenants to indemnify and keep indemnified the Council, its officers, employees, agents, workmen and contractors from and against all costs, expenses, losses or damages which they or any of them may sustain incur or suffer or be or

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become liable for or in respect of any suit action proceeding judgment or claim brought by any person arising from or referrable to this Agreement or any non- compliance with this Agreement.

6.5 Council Access

The Owner covenants to allow the Council and its officers, employees, contractors or agents or any of them, to enter the Land (at any reasonable time with notice) to assess compliance with this Agreement.

6.6 Registration of Agreement

The Owner agrees to do all things necessary register this Agreement with the Registrar of Titles in accordance with Section 181 of the Act including the signing of any further agreement, acknowledgment or other document and to do so at the Owner's own expense and to provide all required proofs to the Council of the due registration thereof.

---

7. Effect of Agreement

7.1 Agreement under s 173 of the Act

The Council and the Owner agree that without limiting or restricting their respective powers to enter into this Agreement that this Agreement is made as a deed pursuant to s 173 of the Act.

7.2 Agreement runs with the Land

This Agreement will come into force and effect as from the date of this Agreement and the benefit and burden of this Agreement will run with and be annexed to the Land and bind the Owner, its successors in title, assignees and transferees and the registered proprietor for the time being of the Land.

---

8. Owner's warranties

Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Land which may be affected by this Agreement.

---

9. Successors in title

Without limiting the operation or effect which this Agreement has, the Owner must ensure that, until such time as this Agreement is registered on the title to the Land, successors in title shall be required to:

9.1 give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and

9.2 execute into a deed agreeing to be bound by the terms of this Agreement.

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10. Notices

Any notice or other communication required or permitted to be served on any other Party must be in writing and may be served :

10.1 personally on the other Party;

10.2 by leaving it at the other Party's Current Address;

10.3 by posting it by priority prepaid post addressed to the other Party at the other Party's Current Address; or

10.4 by email to the other Party's Current Email.

---

11. Further assurances

Each of the parties to this Agreement will sign and execute all further documents and deeds and do all acts and things as will reasonably be required to effect the terms and conditions contained in this Agreement.

---

12. No waiver

Any time or other indulgence granted by either Party to this Agreement to the other Party or any variation of the terms and conditions of this Agreement or any judgment or order obtained by either Party against the other Party will not in any way amount to a waiver of any of the rights or remedies of that Party in relation to the terms of this Agreement.

---

13. Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it will be severed and the other provisions of this Agreement will remain operative.

---

14. Governing Law

This Agreement is governed by and will be construed in accordance with the laws from time to time in force in the State of Victoria.

---

15. Inspection of Documents

A copy of any planning permit, document or plan referred to in this Agreement is available for inspection at Council offices during normal business hours upon giving the Council reasonable notice.

15. No fettering of Responsible Authority's Powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of the Council to make any decision or impose any requirements or conditions in connection with the granting of any planning approval or certification or

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any plans of subdivision applicable to the Land or relating to any use or development of the Subject Land.

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EXECUTED AS A DEED PURSUANT TO SECTION 174(1) OF THE ACT

SIGNED SEALED AND DELIVERED by the Chief Executive Officer on behalf of the **EAST GIPPSLAND SHIRE COUNCIL** pursuant to the power delegated to that person by an Instrument of Delegation in the presence of:

.....
Witness

Colleen Smith
Print Name

19.12.18

EXECUTED BY LOOKOUT RIDGE PTY LTD (A.C.N. 611 079 102) by being signed by those persons who are authorised to sign for the Company:

.....
Director

NICHOLAS MCKAY
Name (print)

.....
Director / Company Secretary

Shaun McKay
Name (print)

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Mortgagee's Consent

McKay Law Pty Ltd as Mortgagee under instrument of mortgage no. AR746729P consents to the Owner entering into this Agreement and in the event that the Mortgagee becomes mortgagee-in-possession, agrees to be bound by the covenants and conditions of this Agreement.

Executed by **McKay Law Pty Ltd ACN 118 626 627** in accordance with s 127(1) of the *Corporations Act 2001*:)
)

..... Signature of Sole Director and Sole Company Secretary

Shaun McKay Print full name

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ATTACHMENT 1 – BUSHFIRE MANAGEMENT PLAN

BUSHFIRE MANAGEMENT PLAN

PARISH OF IVY TONS
CROWN ALLOTMENT 64C

LOT 2 ON PS802720T

CONSTRUCTION

THE CONSTRUCTION OF A DWELLING ON ANY LOT MUST BE DESIGNED & CONSTRUCTED TO A MINIMUM BUSHFIRE ATTACK LEVEL AS NOMINATED IN THE TABLE SHOWN AND IN ACCORDANCE WITH AS 3959-2009.

A BOUNDARY FENCE CONSTRUCTED WITHIN 10m OF ANY HABITABLE PART OF THE DWELLING (EXTERNAL DOORS, WINDOWS ETC) MUST EITHER BE A NON-COMBUSTIBLE FENCE OR CONSTRUCTED FROM NON-COMBUSTIBLE MATERIALS.

LOT #	BAL	LOT #	BAL
1	BAL 29	12	BAL 29
2	BAL 29	13	BAL 12.5
3	BAL 29	14	BAL 12.5
4	BAL 12.5	15	BAL 12.5
5	BAL 29	16	BAL 12.5
6	BAL 12.5	17	BAL 29
7	BAL 12.5	18	BAL 29
8	BAL 12.5	19	BAL 12.5
9	BAL 12.5	20	BAL 12.5
10	BAL 29	21	BAL 29
11	BAL 29	22	BAL 12.5

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

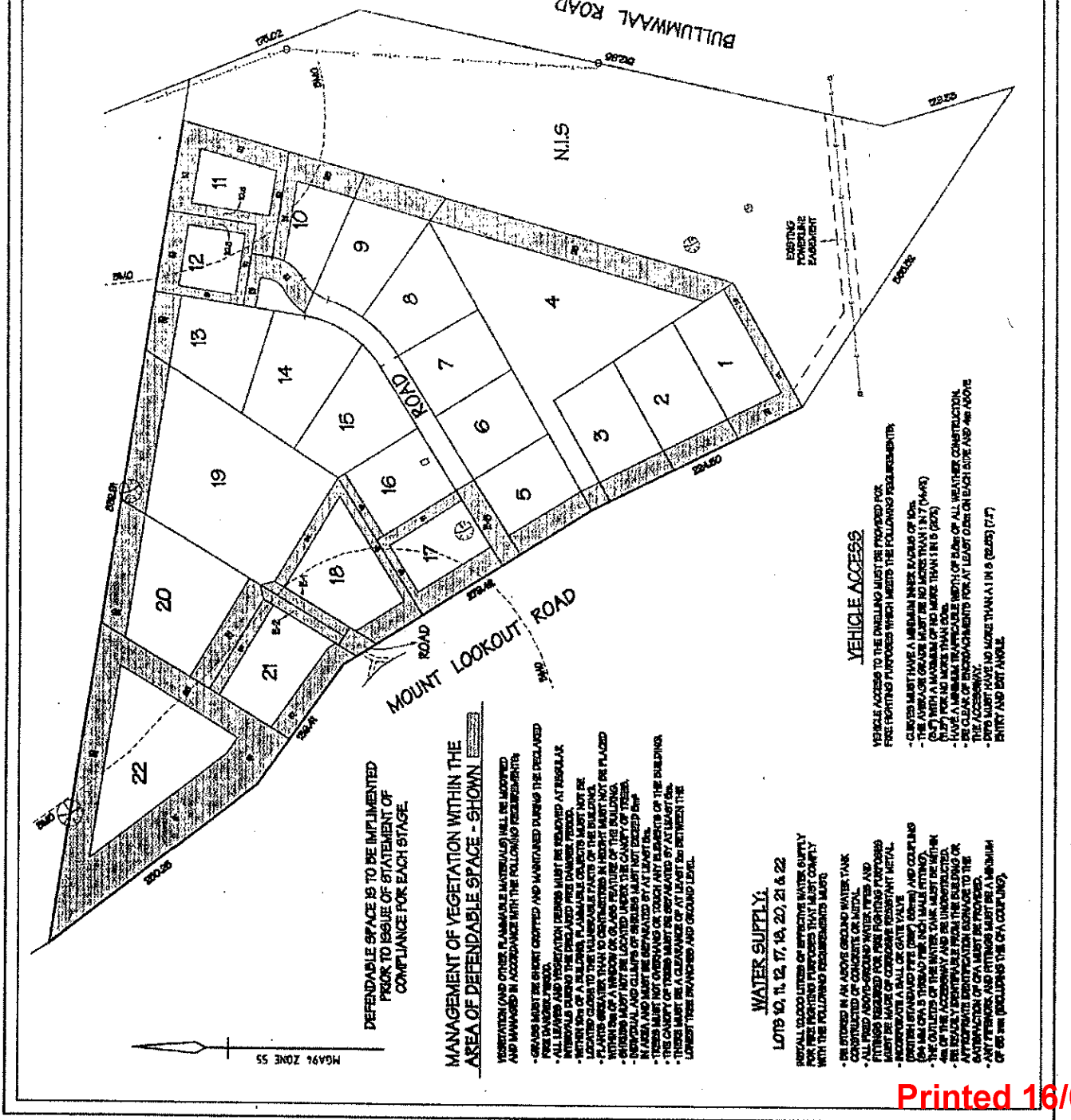
E-1 - PROPOSED CARRIAGEWAY EASEMENT IN FAVOUR OF LOT 21
E-2 - PROPOSED CARRIAGEWAY EASEMENT IN FAVOUR OF LOT 20
E-3 - PROPOSED CARRIAGEWAY EASEMENT IN FAVOUR OF LOTS 5 & 17

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1 : 2500	17236

VERSION 4 - DRAWN 13/09/2017

LOOKOUT RIDGE P/L
515 BULLUMWAAL ROAD, IVY TONS

Crowther&Sadler Pty Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
108 MACLEOD STREET, BAIRNSDALE, VIC, 3875
A.B.N. 63 006 311 836 crowther@crowthersadler.com.au
BAIRNSDALE 03 5152 3900 PAKENHAM 03 5941 0744 TRARALGON 03 5174 1566 WARRAGUL 03 5623 5000



MANAGEMENT OF VEGETATION WITHIN THE AREA OF DEFENDABLE SPACE - SHOWN

VEGETATION (AND OTHER FLAMMABLE MATERIALS) WILL BE MODIFIED AND MANAGED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

- GRASS MUST BE SHORT CROPPED AND MAINTAINED DURING THE DECLARED FIRE DANGER PERIOD.
- ALL LEAVES AND VEGETATION DEBRIS MUST BE REMOVED AT REGULAR INTERVALS DURING THE DECLARED FIRE DANGER PERIOD.
- WITHIN 10m OF A BUILDING, FLAMMABLE OBJECTS MUST NOT BE LOCATED CLOSE TO THE VULNERABLE PARTS OF THE BUILDING.
- PLANTS GREATER THAN 10 CENTIMETRES IN HEIGHT MUST NOT BE PLACED WITHIN 10m OF A WINDOW OR GLASS FEATURE OF THE BUILDING.
- SHRUBS MUST NOT BE LOCATED UNDER THE CANOPY OF TREES.
- INDIVIDUAL AND CLUMPS OF SHRUBS MUST NOT EXCEED 5m² IN AREA, AND MUST BE SEPARATED BY AT LEAST 5m.
- TREES MUST NOT OVERHANG OR TOUCH ANY ELEMENTS OF THE BUILDING.
- THE CANOPY OF TREES MUST BE SEPARATED BY AT LEAST 5m.
- TREES MUST BE A CLEARANCE OF AT LEAST 2m BETWEEN THE LOWEST TREE BRANCHES AND GROUND LEVEL.

DEFENDABLE SPACE IS TO BE IMPLIMENTED PRIOR TO ISSUE OF STATEMENT OF COMPLIANCE FOR EACH STAGE.

VEHICLE ACCESS

VEHICLE ACCESS TO THE DWELLING MUST BE PROVIDED FOR FIRE FIGHTING PURPOSES WHICH MEETS THE FOLLOWING REQUIREMENTS:

- CURVES MUST HAVE A MINIMUM INNER RADIUS OF 10m.
- THE AVERAGE GRADE MUST BE NO MORE THAN 1 IN 7 (14%) (8.1°) WITH A MAXIMUM OF NO MORE THAN 1 IN 5 (20%) (11.3°) FOR NO MORE THAN 50m.
- HAVE A MINIMUM TRAFFICABLE WIDTH OF 3.5m OF ALL WEATHER CONSTRUCTION.
- BE CLEAR OF ENCROACHMENTS FOR AT LEAST 0.5m ON EACH SIDE AND 4m ABOVE THE ACCESSWAY.
- DIPS MUST HAVE NO MORE THAN A 1 IN 8 (12.5%) (7.1°) ENTRY AND EXIT ANGLE.

WATER SUPPLY:

LOTS 10, 11, 12, 17, 18, 20, 21 & 22

INSTALL 10,000 LITRES OF EFFECTIVE WATER SUPPLY FOR FIRE FIGHTING PURPOSES THAT MUST COMPLY WITH THE FOLLOWING REQUIREMENTS MUST:

- BE STORED IN AN ABOVE GROUND WATER TANK CONSTRUCTED OF CONCRETE OR METAL.
- ALL FIXED ABOVE-GROUND WATER PIPES AND FITTINGS REQUIRED FOR FIRE FIGHTING PURPOSES MUST BE MADE OF CORROSION RESISTANT METAL.
- INCORPORATE A BALL OR GATE VALVE (DIAMETER STANDARD PIPE (DN) 65mm) AND COUPLING (64 MM DIA 5 THREAD PER INCH MALE FITTING).
- THE OUTLETS OF THE WATER TANK MUST BE WITHIN 4m OF THE ACCESSWAY AND BE UNOBSTRUCTED.
- BE READILY IDENTIFIABLE FROM THE BUILDING OR FROM THE FRONTAGE OF THE ROAD.
- ANY PIPEWORK AND FITTINGS MUST BE A MINIMUM OF 65 mm (EXCLUDING THE CFA COUPLING).

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Department of Transport and Planning

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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Status	Registered	Dealing Number	AA010979
Date and Time Lodged	08/08/2025 02:52:33 PM		

Lodger Details

Lodger Code	17771Y
Name	GISBORNE LEGAL
Address	
Lodger Box	
Phone	
Email	
Reference	HeycdmMCPv2

APPLICATION TO REQUEST ACTION BY THE REGISTRAR

Jurisdiction VICTORIA

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Estate and/or Interest

Land Title Reference

Instrument and/or legislation
ACTION - RETAIN MCP
Transfer of Land Act - section 91A

Applicant(s)

Name	HEYCDM PTY LTD
Address	
Street Number	10
Street Name	LEICHHARDT
Street Type	COURT
Locality	SANDHURST
State	VIC
Postcode	3977

Additional Details
Refer Image Instrument

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Electronic Instrument Statement

The applicant requests the action by the Registrar.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	HEYCDM PTY LTD
Signer Name	STEPHEN ANDREW BLAKER
Signer Organisation	STEPHEN ANDREW BLAKER
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	08 AUGUST 2025

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

Reference :HeycdmMCPv2
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

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Memorandum of common provisions
Restrictive covenants in a transfer
Section 91A Transfer of Land Act 1958

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Lodged by	
Name:	GISBORNE LEGAL
Phone:	0412465730
Address:	45 Hamilton Street Gisborne 3437
Reference:	Hey54T 27803P2
Customer code:	17771Y

This memorandum contains provisions which are intended for inclusion in transfers of land under the Transfer of Land Act 1958 to be subsequently lodged for registration.

Operative words including words to bind the burdened land and words of annexation must not be included.

Provisions to apply to the transfer:

Burdened land: THE LOT

The land being transferred.

Benefited land: *ALL THE OTHER LOTS IN PS913882V*

The benefited land does not include the land being transferred.

Set out the specific folios, range of folios or some or all the lots in the registered plan(s) or plan(s) to be lodged for registration that take the benefit of the covenants.

Covenants:

Definitions (if any):

Covenants:
Shall not

1. CONSTRUCT OR PERMIT TO BE CONSTRUCTED MORE THAN ONE DWELLING ON A LOT.
2. FURTHER SUBDIVIDE THE LOT WITHOUT WRIITEN CONSENT OF THE TRANSFEROR
3. SELL THE VACANT LOT OR ALLOW ANY SIGNAGE TO BE ERECTED ON THE VACANT LOT WITHOUT THE PERMISSION OF THE TRANSFORER, UNTIL 24 MONTHS AFTER THE DATE OF SETTLEMENT.
4. ALLOW ANY DWELLING WHICH HAS BEEN PREVIOUSLY OCCUPIED ELSEWHERE TO BE LOCATED ON THE LOT.
5. CONSTRUCT A DWELLING WITHOUT PROVIDING A 600MM LANDSCAPE BUFFER ALONG THE SIDE BOUNDARIES FORWARD OF THAT DWELLING.
6. CONSTRUCT REAR AND SIDE BOUNDARY FENCING UNLESS AT 1.8 METRES HEIGHTR, OF VERTICAL LAPPED TREATED PINE PALINGS WITH GABLE CAPPING. SIDE FENCING MUST TAPER DOWN TO A HEIGHT NO GREATER THAN 1.2 METRES WITHIN 6 METRES OF FRONT BOUNDARY. NO FENCING TO BE ERECTED OR ALLOW REMAINING ERECTED ACROSS THE FRONT BOUNDARY OF THE LOT.

Expiry: THESE COVENANTS EXPIRE AND BE OF NO EFFECT AFTER 1ST OF JANUARY 2040.

.

---

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments.

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Memorandum of common provisions

Section 91A Transfer of Land Act 1958

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AA5038
04/04/2019 $96.10 MCP

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Memorandum of common provisions
Section 91A Transfer of Land Act 1958

Lodged by	
Name:	McKay Law Pty Ltd
Phone:	03 9670 9366
Address:	Level 7 620 Bourke Street, Melbourne, Victoria, 3000
Reference:	SPM:180219
Customer code:	12711V

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

The Transferee with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No 814893S (other than the land hereby transferred) and each and every part thereof and that the burden of this Covenant shall be annexed to and run at law and in equity with the land hereby transferred and each and every part thereof and that the same shall be noted and appear on every Certificate of Title for the said land and every part thereof as an encumbrance affecting the same DOES HEREBY COVENANT with the Transferor and other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) that the Transferee will not:

1. Erect, place, permit, licence or authorise on the land any buildings other than a single dwelling (together with usual outbuildings) such dwelling to contain a floor area of not less than 160m2 within the outer walls thereof calculated by excluding the area of any carport, garage, terrace, pergola, porch or veranda;

2. Erect, place, permit, licence or authorise on the land any building or outbuilding other than a building or outbuilding which is externally constructed of new materials save for second hand bricks.

3. Erect, place, permit, licence or authorise on the land any building which is relocatable, or relocated from any other property.

4. Erect, place, permit, licence or authorise on the land any boundary fence other than a post and wire or wire netting fence.

5. Extract or remove or permit the extraction or removal of any soil, gravel or earth or other materials from the said land except for the purpose of excavating for the foundations of a building or of a swimming pool or tennis court or for gardening, landscaping or driveway within the said land.

6. Permit the land or any part thereof to be used for the riding or driving of off road motorcycles or any other off road vehicles for recreation purposes.

7. Permit the land or any part thereof to be used for the purpose of commercial breeding or boarding of or training kennels for cats or dogs or for the purpose of keeping roosters thereon.

8. Permit the land to be used for the parking, garaging or servicing of any motor vehicle in excess of 5 tonnes gross vehicle mass (GVM) except for the purpose of loading or unloading of goods unless the vehicle is a vehicle engaged in construction works on the said land.

9. Use or permit the use of the said land for any offensive or noxious purpose.

10. Further subdivide the land in any way so as to create an additional Lot.

35271702A V3

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

91ATLA

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Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

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Beveridge Williams

ACN 006 197 235
ABN 38 006 197 235

Sale Office
45 Macalister Street
PO Box 47
Sale VIC 3850
Tel: (03) 5144 3877

beveridgewilliams.com.au

Our Reference: 2602094

1 September 2026

Robert Buckmaster
Statutory Planning Officer
East Gippsland Shire Council
273 Main Street
Bairnsdale VIC 3875

Dear Robert,

RE: APPLICATION TO AMEND PLANNING PERMIT APPLICATION 5.2026.183.1
CONSTRUCTION OF A SMALL SECOND DWELLING & VARIATION TO A RESTRICTIVE COVENANT
30 CHAPMAN COURT, MOUNT TAYLOR
LOT 1 ON PLAN OF SUBDIVISION NO. 840618L (VOLUME: 12295, FOLIO: 339)

I refer to the above matter and advise that Beveridge Williams & Co. Pty. Ltd. acts on behalf of who are the owners of 30 Chapman Court, Mount Taylor.

Background:

As Council is aware, Matthew and Tanya recently employed Avon Valley Transportables to erect a small second dwelling on their land in the manner shown at ***Figure 1***.

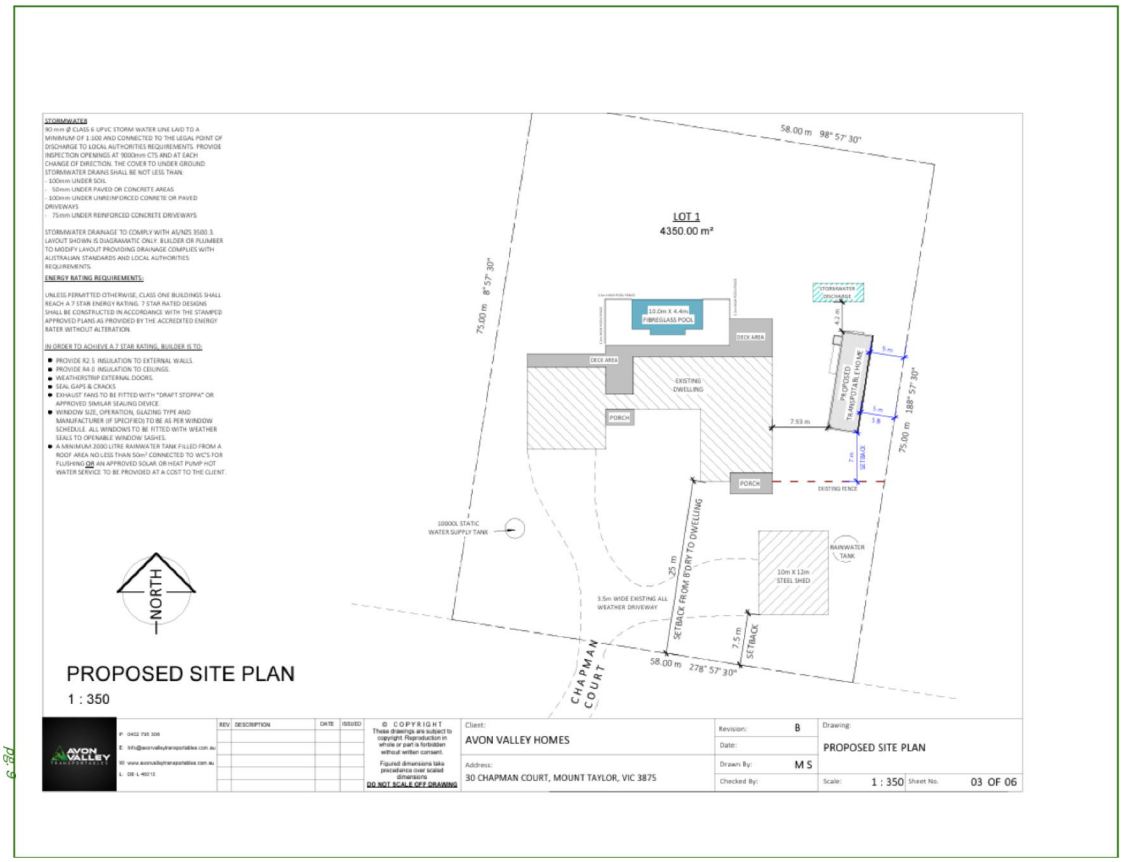


***Figure 1**: Proposed site plan (Avon Valley Transportables)*

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As can be seen from the images at ***Figures 2*** & ***3***, 30 Chapman Court, Mount Taylor is:

- Located in the Low Density Residential Zone; and,
- Partially affected by the Bushfire Management Overlay.

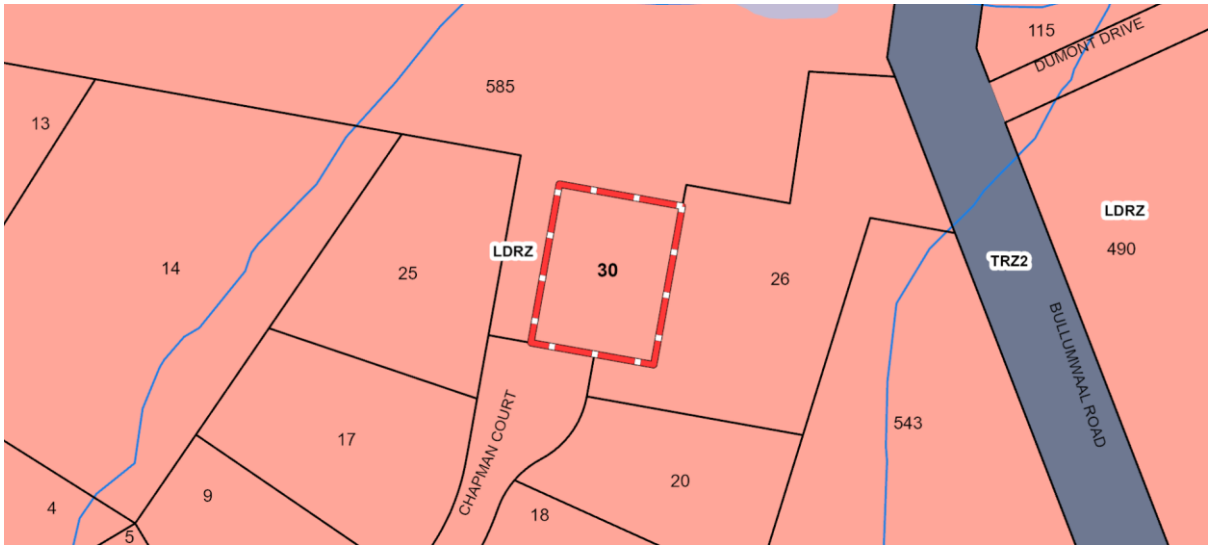


Figure 2: *Zoning Map with 30 Chapman Court, Mount Taylor outlined red*

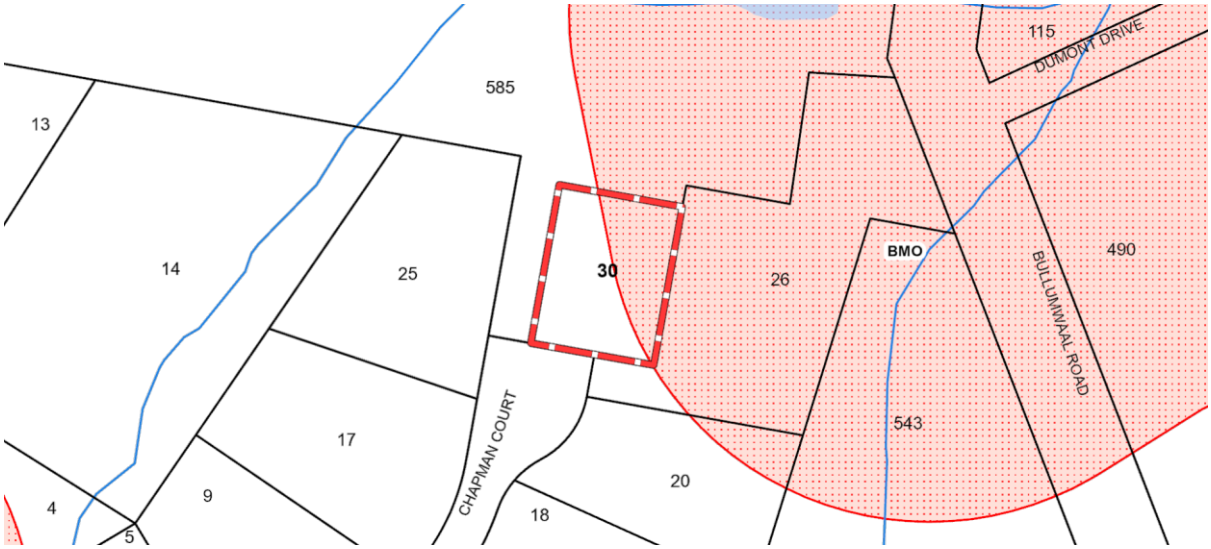


Figure 3: *Bushfire Management Overlay Map with 30 Chapman Court, Mount Taylor outlined red*

Figure 4 shows that the small second dwelling is proposed to be located within the portion of the property that is affected by the Bushfire Management Overlay.

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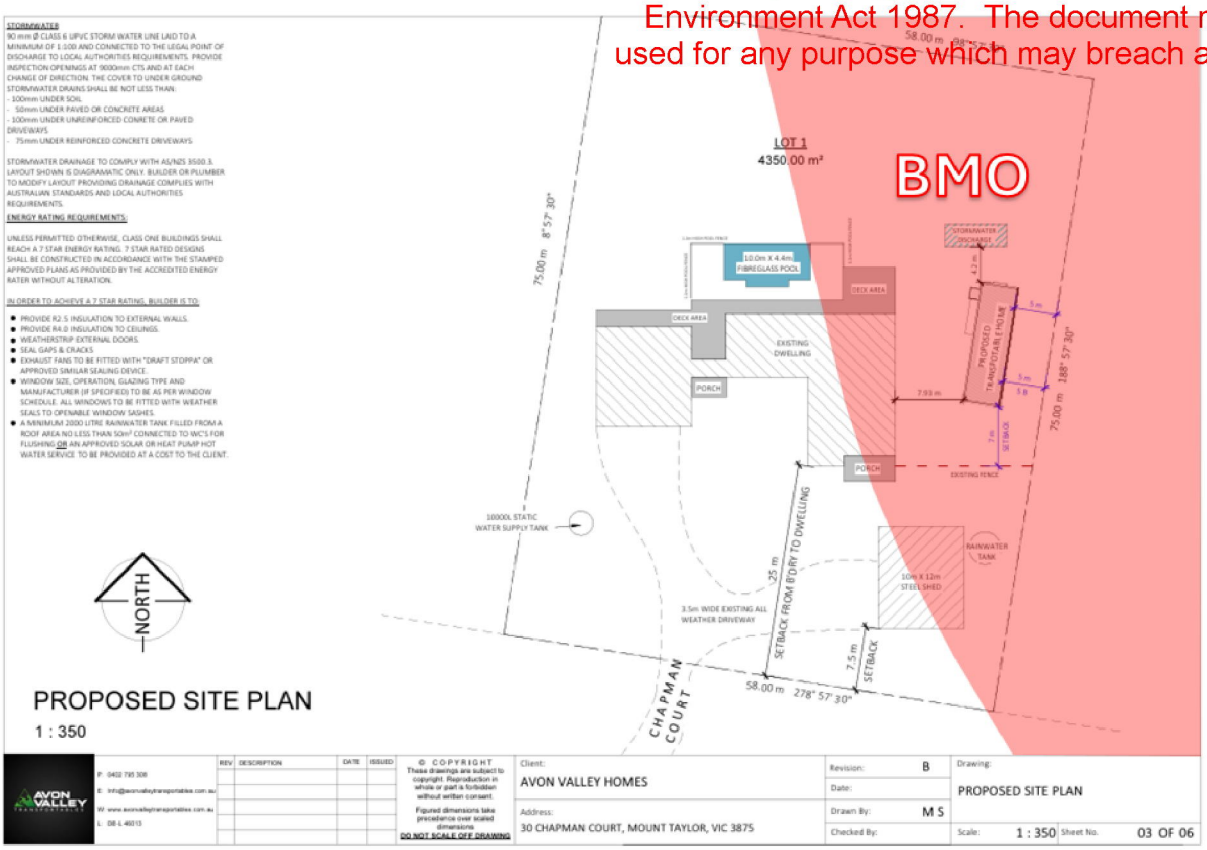


***Figure 4**: Proposed site plan with the extent of the Bushfire Management Overlay superimposed over it*

Clause 44.06-2 of the East Gippsland Planning Scheme triggers the need for a planning permit to be issued to allow the construction of a small second dwelling on land affected by the Bushfire Management Overlay.

In light of this, Avon Valley Transportables lodged planning application 5.2026.183.1 with Council on behalf.

I note that Council issued a request for more information under *Section 54* of the *Planning and Environment Act 1987* through correspondence dated 17 July 2026.

The further information required was:

"A copy of restrictive covenant AA5038".

The following note was made to explain the reason for this request:

"Why this is required and who might help me with this information?
Council must not make a determination in contravention of a Registered Restrictive Covenant. Council may make a determination which contravenes a requirement of a s173 Agreement, but may require that the Agreement is modified or removed before the use or development can commence."

Avon Valley Transportables subsequently contacted Beveridge Williams & Co. Pty. Ltd. on behalf seeking assistance with responding to Council's request for more information.

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A copy of Covenant AA5038 is enclosed with this correspondence.

As you will note, it specifies that the owner of 30 Chapman Court, Mount Taylor, i.e. shall not:

"1. CONSTRUCT OR PERMIT TO BE CONSTRUCTED MORE THAN ONE DWELLING ON A LOT.

2. FURTHER SUBDIVIDE THE LOT WITHOUT WRIITEN CONSENT OF THE TRANSFEROR

3. SELL THE VACANT LOT OR ALLOW ANY SIGNAGE TO BE ERECTED ON THE VACANT LOT WITHOUT THE PERMISSION OF THE TRANSFORER, UNTIL 24 MONTHS AFTER THE DATE OF SETTLEMENT.

4. ALLOW ANY DWELLING WHICH HAS BEEN PREVIOUSLY OCCUPIED ELSEWHERE TO BE LOCATED ON THE LOT.

5. CONSTRUCT A DWELLING WITHOUT PROVIDING A 600MM LANDSCAPE BUFFER ALONG THE SIDE BOUNDARIES FORWARD OF THAT DWELLING.

6. CONSTRUCT REAR AND SIDE BOUNDARY FENCING UNLESS AT 1.8 METRES HEIGHTR, OF VERTICAL LAPPED TREATED PINE PALINGS WITH GABLE CAPPING. SIDE FENCING MUST TAPER DOWN TO A HEIGHT NO GREATER THAN 1.2 METRES WITHIN 6 METRES OF FRONT BOUNDARY. NO FENCING TO BE ERECTED OR ALLOW REMAINING ERECTED ACROSS THE FRONT BOUNDARY OF THE LOT."

house has already been constructed at 30 Chapman Court, Mount Taylor.

Hence, the proposed construction of a small second dwelling on the land will breach covenant 1:

"1. CONSTRUCT OR PERMIT TO BE CONSTRUCTED MORE THAN ONE DWELLING ON A LOT"

As such, Council cannot proceed to issue a planning permit for the proposed second dwelling unless the covenant is varied to allow it.

In light of this, Beveridge Williams & Co. Pty. Ltd. has received instructions from to apply to amend planning application 5.2026.183.1 so that it includes a request to vary Covenant AA5038 by changing the wording of covenant 1. So that it reads:

"1. CONSTRUCT OR PERMIT TO BE CONSTRUCTED MORE THAN ONE MAIN DWELLING AND ONE SMALL SECOND DWELLING, AS DEFINED IN THE EAST GIPPSLAND PLANNING SCHEME, ON A LOT."

As required under *Section 47(1)(d)* of the *Planning and Environment Act 1987*, an application to vary a covenant must include a copy of the covenant.

A copy of covenant AA5038 is enclosed with this correspondence.

As required under *Section 47(1)(e)(i)* information clearly identifying each allotment or lot benefited by the registered restrictive covenant.

In order to comply with this requirement, have had an assessment of properties benefitted by covenant AA5038 carried out by Pathfinder Legal.

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A copy of this assessment is enclosed with this correspondence.

As you will note, Pathfinder Legal have confirmed that the list of properties at ***Table 1*** are beneficiaries of Covenant AA5038, as registered on the title to 30 Chapman Court, Mount Taylor.

Properties benefitted by Covenant AA5038		
Address	Title Particulars	Covenant registration on Title
6 Chapman Court	Lot 6 on PS814893S	A754591N
10 Chapman Court	Lot 7 on PS814893S	AT616169
14 Chapman Court	Lot 7 on PS814893S	AS598831M
20 Chapman Court	Lot 10 on PS814893S	AT468467A
26 Chapman Court	Lot 1 on PS903407K	AS760404F
25 Chapman Court	Lot 13 on PS814893S	AS989962R
17 Chapman Court	Lot 14 on PS814893S	AS739926T
9 Chapman Court	Lot 15 on PS814893S	AS822753L
5 Chapman Court	Lot 16 on PS814893S	AS957542F
1 Chapman Court	Lot 17 on PS814893S	AT250930T

***Table 1**: List of properties benefitted by Covenant AA5038*

Avon Valley Transportables has prepared an explanation of why the covenant variation is being sought with details setting out how the proposed small second dwelling has been designed to avoid creating amenity issues for surrounding owners. This document is provided to Council to assist in allaying the fears of benefitted owners.

The following documents have been included with this letter in support of the proposal:

- A title search statement and title plan for the subject site;
- A copy of covenant AA5038;
- A copy of the assessment of properties benefitted by covenant AA5038 prepared by Pathfinder Legal; and,
- An explanation of why the covenant variation is being sought prepared by Avon Valley Transportables.

Payment of Council's additional application fee will be made upon receipt of an invoice for it.

If you require any further information prior to making a decision on this application, please do not hesitate to call me on 03 5144 3877.

Yours Sincerely,

Chris Curnow
Principal Planner
BEVERIDGE WILLIAMS

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30 Chapman Court,
Mount Taylor
VICTORIA 3875

PROPOSAL FOR NEIGHBOURING BENEFICIARIES FOR RESTRICTIVE COVENANT

29th July 2026

Dear Neighbour,

Request for Support – Proposed Small Second Dwelling at 30 Chapman Court, Mount Taylor.

We are writing to respectfully seek your support for a proposed transportable dwelling on our property at **30 Chapman Court, Mount Taylor.**

After commencing the planning process and undertaking all required investigations, we discovered that our property is affected by a previously unidentified Restrictive Covenant (AA5038) limiting the land to a single dwelling. This covenant was only identified after the project was already well underway and following significant investment in planning, design and construction.

As a result, we have already incurred substantial costs in progressing the build in good faith, believing the proposal could proceed subject to the usual planning and building requirements. The dwelling is now well advanced, making this an unforeseen and financially significant situation for our family.

We understand the importance of protecting the character and amenity of our neighbourhood, and we would not ask for your support unless we genuinely believed this proposal would have little to no impact on neighbouring properties.

PURPOSE OF THE PROPOSED ADDITIONAL DWELLING

The proposed dwelling is intended to provide a safe, comfortable and independent home for an elderly mother, allowing her to remain close to family while maintaining her own privacy and independence.

As our family circumstances have changed, being able to care for an ageing parent nearby has become increasingly important. This arrangement will allow us to provide support when needed while enabling her to continue living independently in familiar surroundings.

This is **NOT** a commercial development, rental investment or multi-unit subdivision. It is simply a family home designed addition to accommodate an elderly parent.

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COMMITMENT TO OUR NEIGHBOURHOOD

We have taken great care in designing the dwelling to ensure it sits comfortably within the property and respects neighbouring landowners.

The proposal has been designed to:

- Maintain the rural character of the area.
- Preserve neighbouring privacy through careful positioning of the dwelling.
- Minimise visual impact with quality external materials and complementary colours to match the scheme of the existing house.
- Comply with all current planning, building and bushfire management requirements.
- Retain generous open space and landscaping throughout the property.
- Generate no significant increase in traffic, noise or activity beyond that of a normal family home.

The additional dwelling will function as part of a single occupied property and will not alter the peaceful character of the surrounding area.

SMALL SECOND DWELLING DETAILS

- **Building Size:** 12m x 4.2m (58.8m²)
- **Situated:** 5 meters off neighbouring boundary
- **Building Specs:** One bedroom, one bathroom and a kitchenette, specifically designed to provide comfortable, independent living for an elderly family member.
- **Bushfire Protection:** The Bushfire Attack Level (BAL) assessment for the site determined a required construction standard of BAL-12.5. The dwelling has been constructed to the higher BAL-29 standard, exceeding the minimum bushfire protection requirements.
- **External Finishes:** Monument Colorbond® cladding selected to complement the existing dwelling and maintain a cohesive appearance across the property.
- **Decking:** Natural BAL-rated Blackbutt timber decking.
- **Feature Façade:** BAL-rated Japanese charred timber cladding to the front façade, providing a high-quality architectural finish.
- **Roof Design:** Contemporary skillion roof design that complements the existing dwelling.
- **Accessibility:** A north-facing deck with an accessible disability ramp facing the proposed dwelling to the existing home, allowing safe and convenient access for an elderly occupant while supporting independent living.

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WHY THIS PROPOSAL WILL NOT AFFECT NEIGHBOURING PROPERTIES

The proposed second dwelling has been carefully designed and positioned to ensure it has minimal impact on surrounding properties and continues to respect the character and intent of the estate.

- No overlooking
- No unreasonable overshadowing
- Minimal traffic impact
- No subdivision proposed
- No change to the streetscape
- Maintains the intent of the estate
- Architecturally complementary with existing house
- Landscaping and presentation
- No commercial use

We respectfully ask you to consider supporting our application by consenting to the proposed variation or removal of the restrictive covenant as it applies to this development.

We appreciate that you may have questions or wish to discuss any aspect of the proposal. We would be more than happy to meet with you, provide any additional information you require, or discuss any concerns you may have.

Thank you sincerely for taking the time to consider our request and for your thoughtful consideration.

Yours sincerely,

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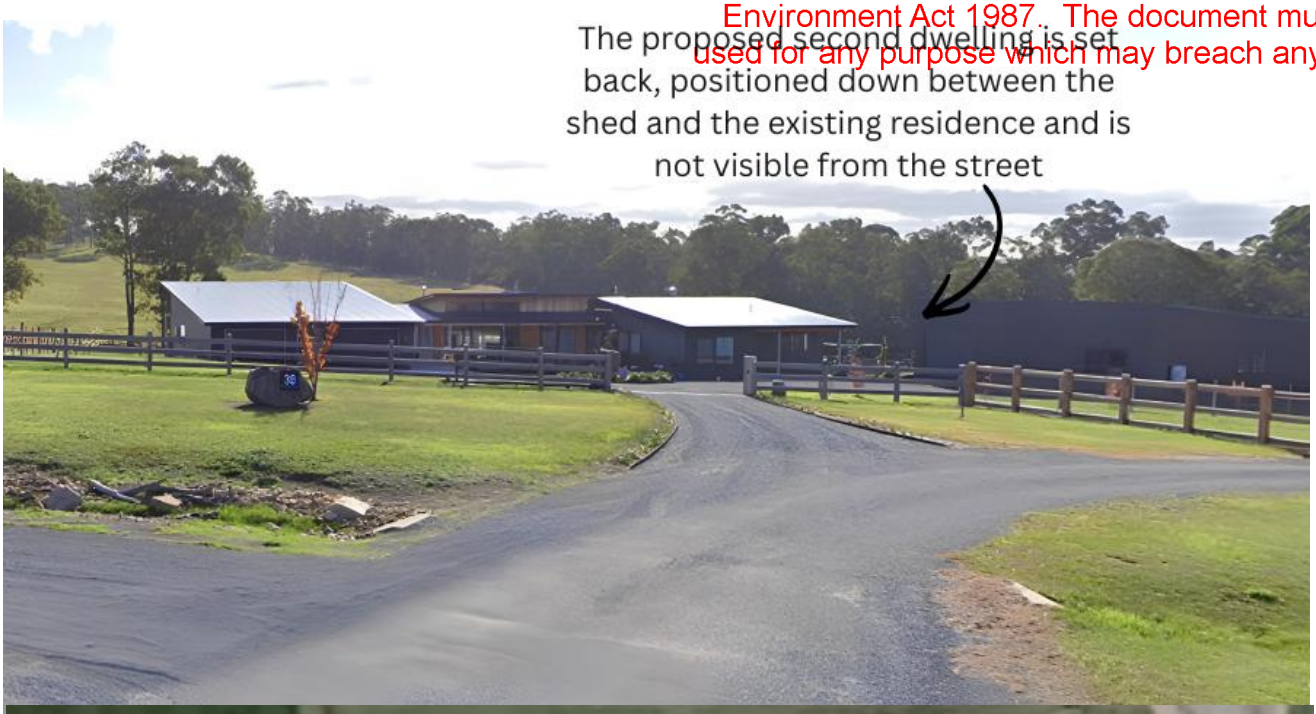
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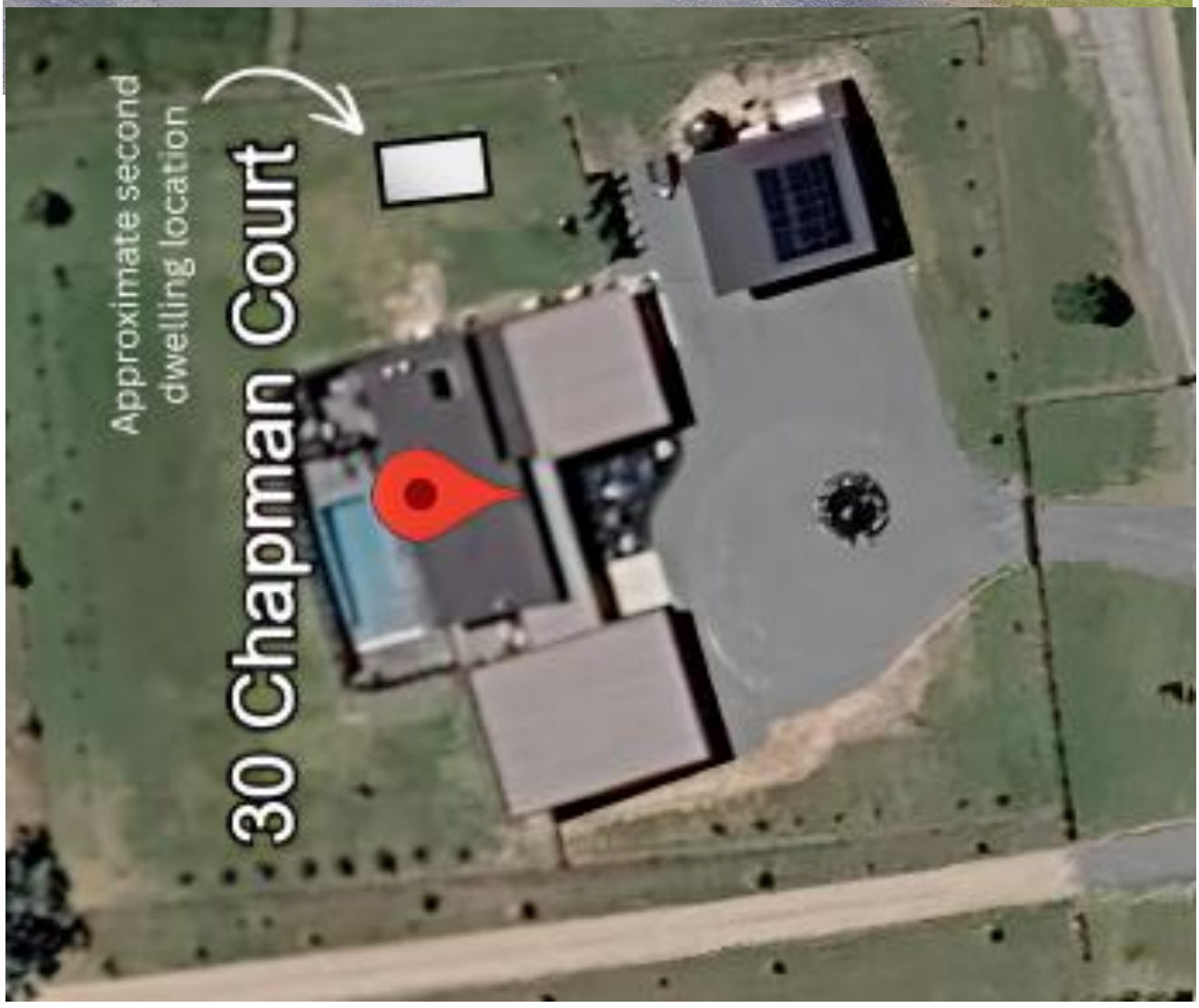


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Lookout Ridge, Mount Taylor



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STORMWATER

90 mm Ø CLASS 6 UPVC STORM WATER LINE LAID TO A MINIMUM OF 1:100 AND CONNECTED TO THE LEGAL POINT OF DISCHARGE TO LOCAL AUTHORITIES REQUIREMENTS. PROVIDE INSPECTION OPENINGS AT 9000mm CTS AND AT EACH CHANGE OF DIRECTION. THE COVER TO UNDER GROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:

- 100mm UNDER SOIL
- 50mm UNDER PAVED OR CONCRETE AREAS
- 100mm UNDER UNREINFORCED CONRETE OR PAVED DRIVEWAYS
- 75mm UNDER REINFORCED CONCRETE DRIVEWAYS

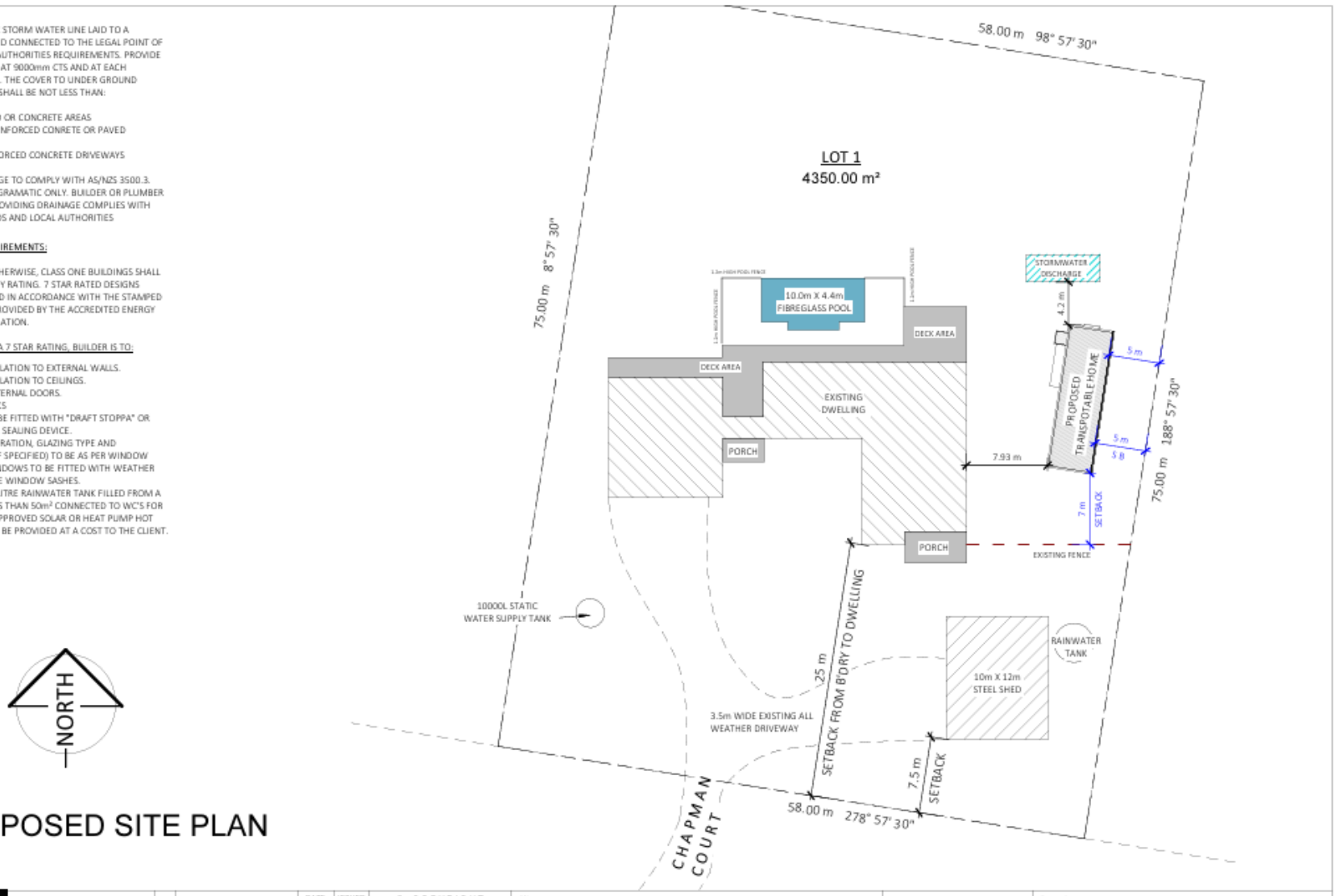
STORMWATER DRAINAGE TO COMPLY WITH AS/NZS 3500.3. LAYOUT SHOWN IS DIAGRAMATIC ONLY. BUILDER OR PLUMBER TO MODIFY LAYOUT PROVIDING DRAINAGE COMPLIES WITH AUSTRALIAN STANDARDS AND LOCAL AUTHORITIES REQUIREMENTS.

ENERGY RATING REQUIREMENTS:

UNLESS PERMITTED OTHERWISE, CLASS ONE BUILDINGS SHALL REACH A 7 STAR ENERGY RATING. 7 STAR RATED DESIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED APPROVED PLANS AS PROVIDED BY THE ACCREDITED ENERGY RATER WITHOUT ALTERATION.

IN ORDER TO ACHIEVE A 7 STAR RATING, BUILDER IS TO:

- PROVIDE R2.5 INSULATION TO EXTERNAL WALLS.
- PROVIDE R4.0 INSULATION TO CEILINGS.
- WEATHERSTRIP EXTERNAL DOORS.
- SEAL GAPS & CRACKS
- EXHAUST FANS TO BE FITTED WITH "DRAFT STOPPA" OR APPROVED SIMILAR SEALING DEVICE.
- WINDOW SIZE, OPERATION, GLAZING TYPE AND MANUFACTURER (IF SPECIFIED) TO BE AS PER WINDOW SCHEDULE. ALL WINDOWS TO BE FITTED WITH WEATHER SEALS TO OPENABLE WINDOW SASHES.
- A MINIMUM 2000 LITRE RAINWATER TANK FILLED FROM A ROOF AREA NO LESS THAN 50m² CONNECTED TO WC'S FOR FLUSHING OR AN APPROVED SOLAR OR HEAT PUMP HOT WATER SERVICE TO BE PROVIDED AT A COST TO THE CLIENT.



PROPOSED SITE PLAN

1 : 350

AVON VALLEY TRANSPORTABLES
P: 0402 795 308
E: info@avonvalleytransportables.com.au
W: www.avonvalleytransportables.com.au
L: DB-L 46013

REV	DESCRIPTION	DATE	ISSUED

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Client: AVON VALLEY HOMES		Revision:	B
		Date:	
Address: 30 CHAPMAN COURT, MOUNT TAYLOR, VIC 3875		Drawn By:	M S
		Checked By:	
Drawing: PROPOSED SITE PLAN			
Scale: 1 : 350	Sheet No. 03 OF 06		

pg. 9

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- ✓ Victorian Registered Builder
- ✓ Complies with National Standards
- ✓ RBN builders Contract
- ✓ THIA member
- ✓ Second dwelling approved buildings

AVON VALLEY TRANSPORTABLES









Avon Valley Transportables is a family-owned business based in the rural Gippsland region on the outskirts of Stratford, Victoria. We specialise in the design and construction of high-quality transportable buildings, with each home tailored to suit our clients' individual lifestyles, preferences, and site requirements.

With more than 16 years of hands-on industry experience, our team has built a reputation for delivering quality craftsmanship & practical design, and personalised service.

At AVT, quality isn't just a promise—it's the foundation of everything we do.

We understand that neighbouring developments can raise questions. If you would like to discuss any aspect of the dwelling of this proposal, please feel free to get in touch.

We are happy to answer any questions and address any concerns you may have.

REGISTERED Building Practitioner

BPC Building and Plumbing Commission

THIA member

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PROPERTY REPORT

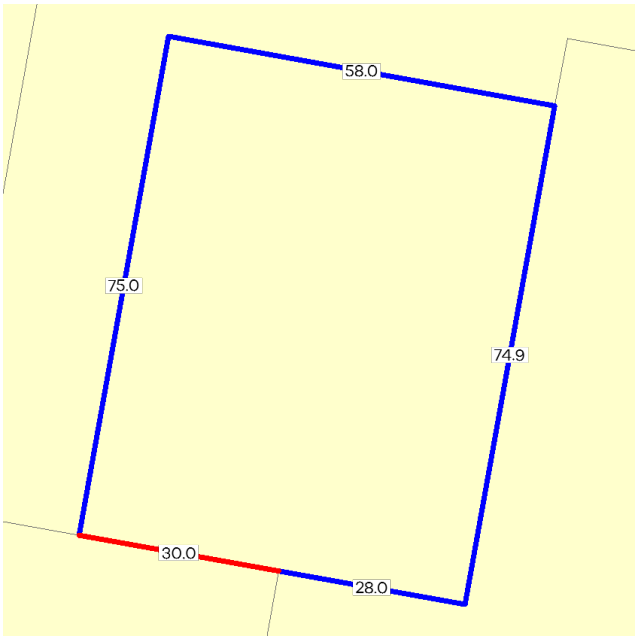
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PROPERTY DETAILS

Address:	**30 CHAPMAN COURT MOUNT TAYLOR 3875**
Lot and Plan Number:	**Lot 1 PS840681**
Standard Parcel Identifier (SPI):	**1\PS840681**
Local Government Area (Council):	**EAST GIPPSLAND** www.eastgippsland.vic.gov.au
Council Property Number:	**100615**
Directory Reference:	**Vicroads 84 B6**

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 4350 sq. m
Perimeter: 266 m
For this property:
Site boundaries
Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at
Title and Property Certificates

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**East Gippsland Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**AUSNET**

STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**GIPPSLAND EAST**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - Planning Property Report

Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

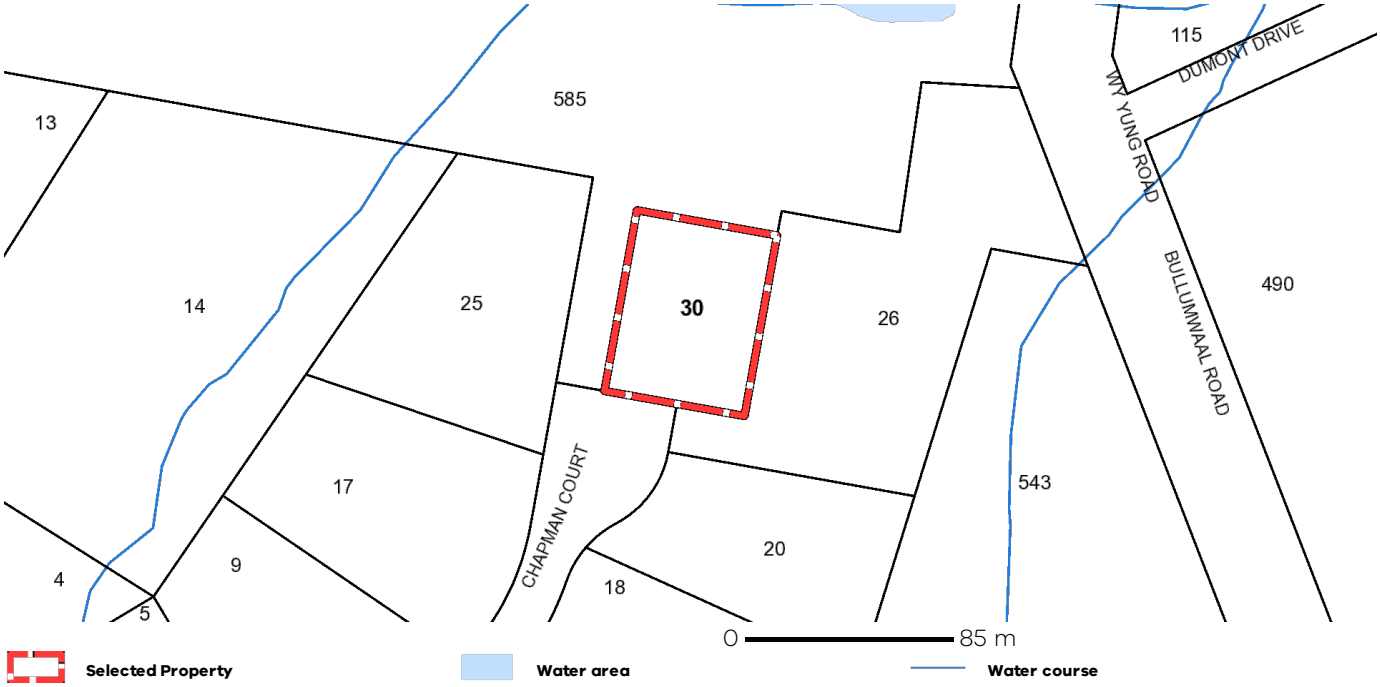
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PROPERTY REPORT

Area Map



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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 16 June 2026 11:32 AM

PROPERTY DETAILS

Address:	**30 CHAPMAN COURT MOUNT TAYLOR 3875**
Lot and Plan Number:	**Lot 1 PS840681**
Standard Parcel Identifier (SPI):	**1\PS840681**
Local Government Area (Council):	**EAST GIPPSLAND** www.eastgippsland.vic.gov.au
Council Property Number:	**100615**
Planning Scheme:	**East Gippsland** Planning Scheme - East Gippsland
Directory Reference:	**Vicroads 84 B6**

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**East Gippsland Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**AUSNET**

STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**GIPPSLAND EAST**

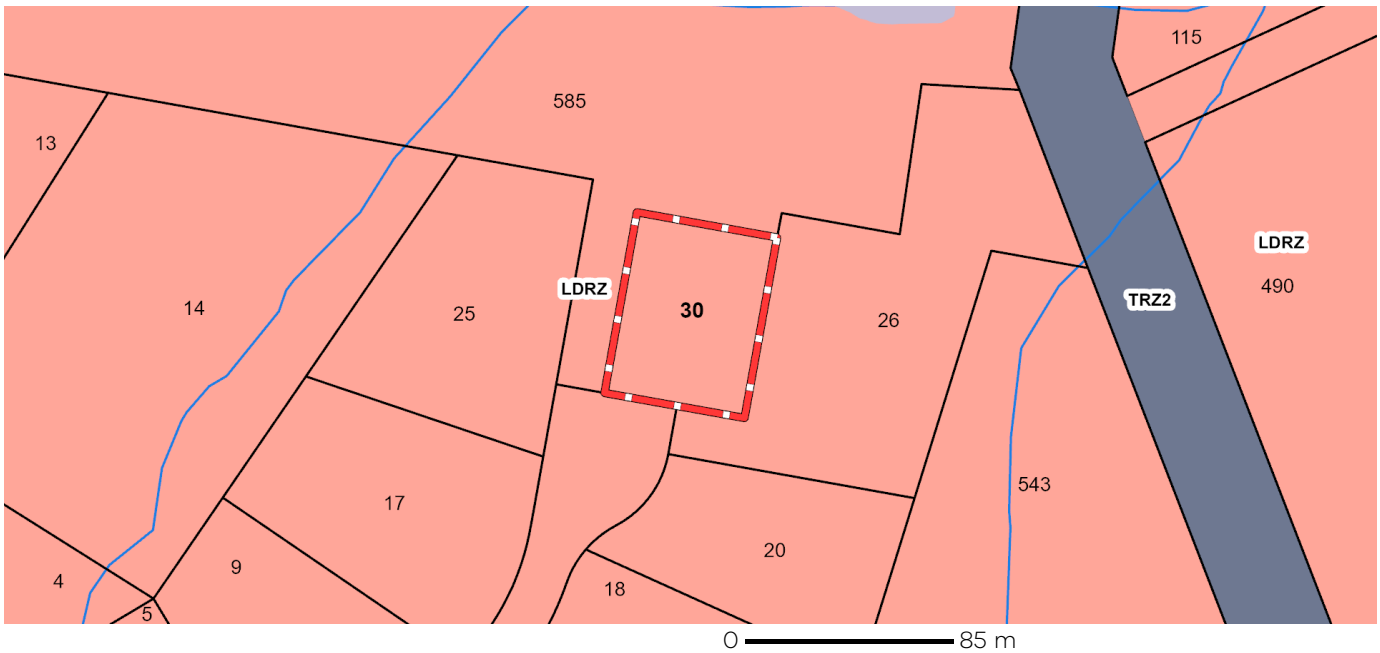
OTHER

Registered Aboriginal Party:	**Gunaikurnai Land and Waters Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)
SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)



LDRZ - Low Density Residential
TRZ2 - Principal Road Network
Water area
Water course

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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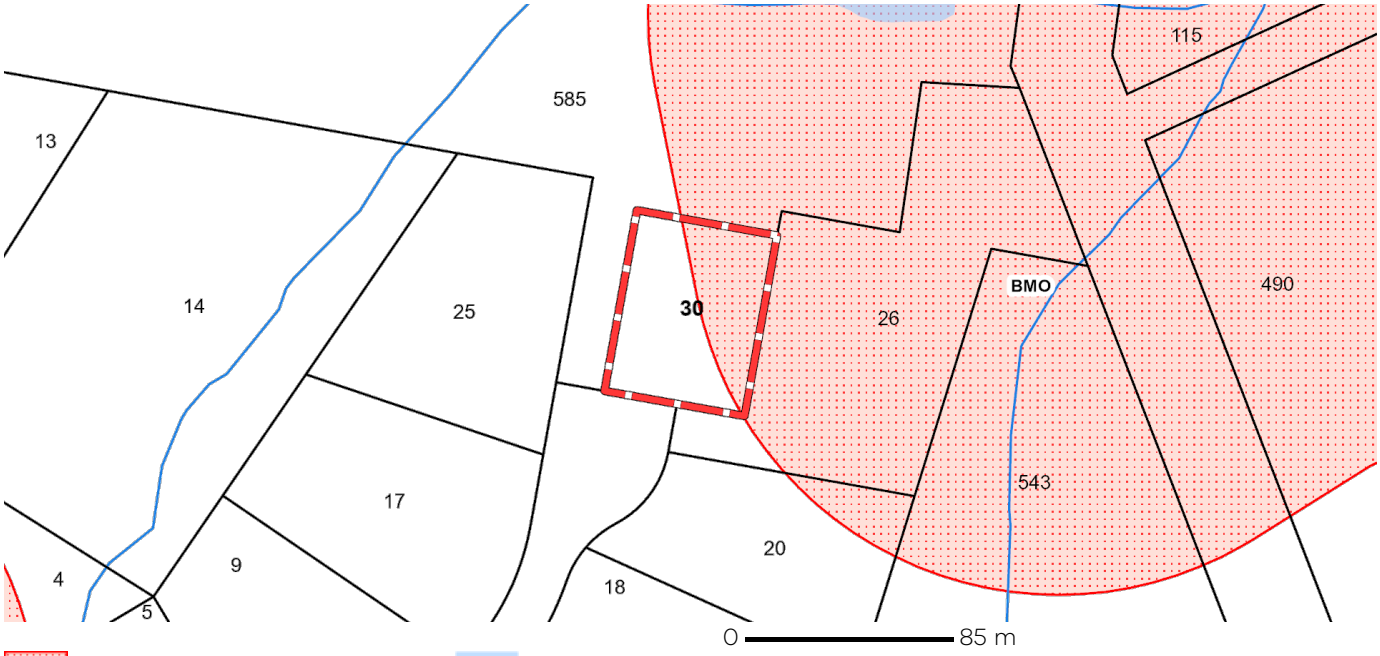
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PLANNING PROPERTY REPORT

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay | Water area | Water course

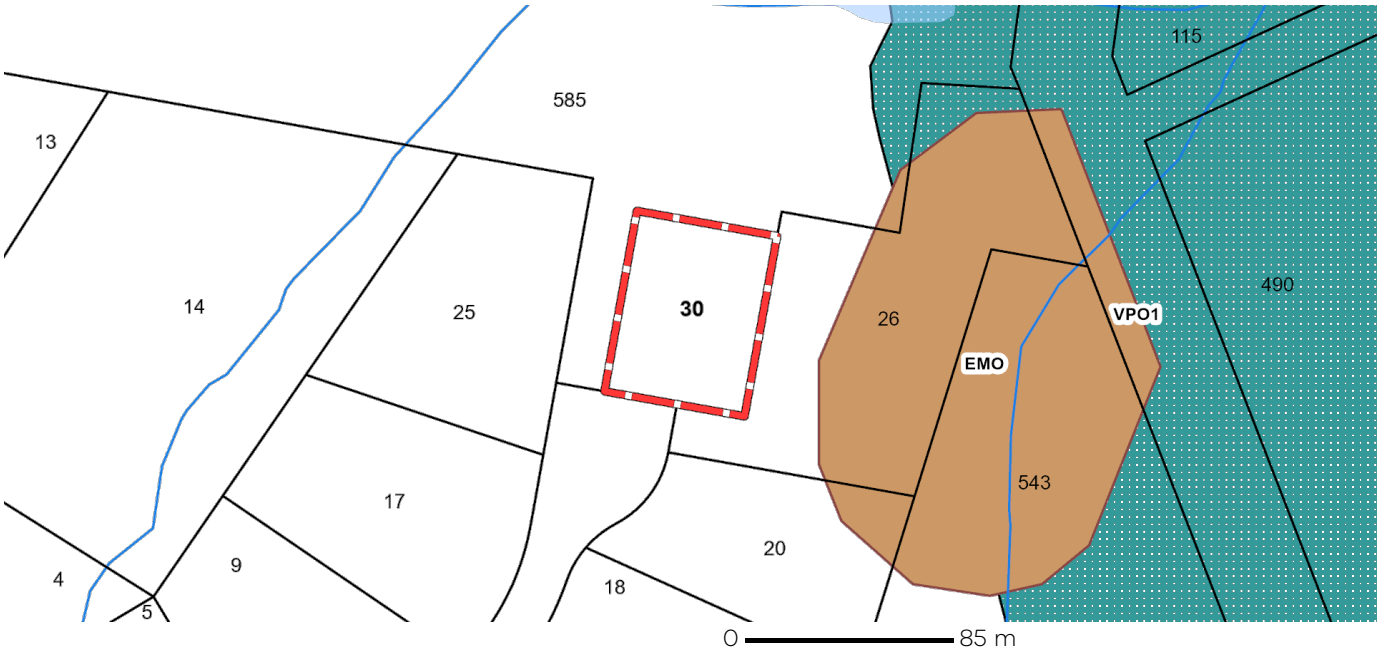
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

EROSION MANAGEMENT OVERLAY (EMO)

VEGETATION PROTECTION OVERLAY (VPO)



EMO - Erosion Management Overlay | VPO - Vegetation Protection Overlay | Water area | Water course

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

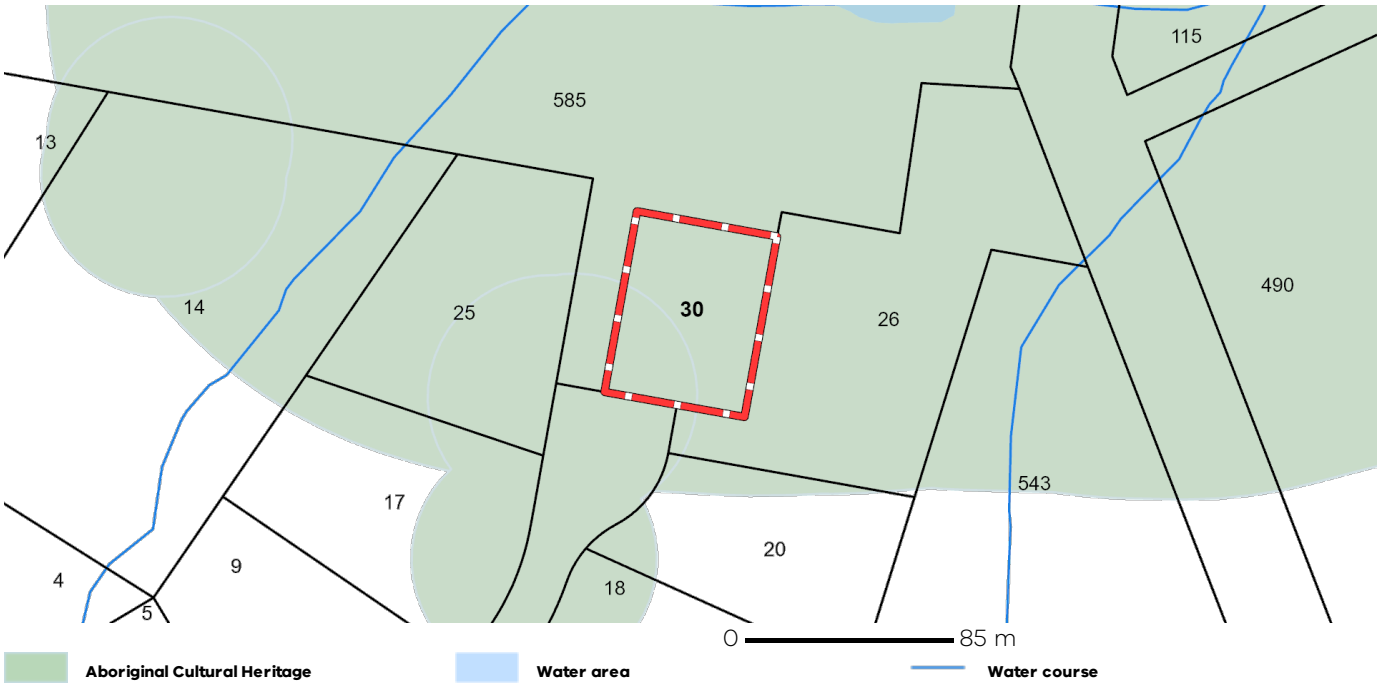
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to
https://heritage.achris.vic.gov.au/aavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation



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PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 11 June 2026.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.
This report provides information about the zone and overlay provisions that apply to the selected land.
Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.vic.gov.au/vicplan/

For other information about planning in Victoria visit https://www.planning.vic.gov.au

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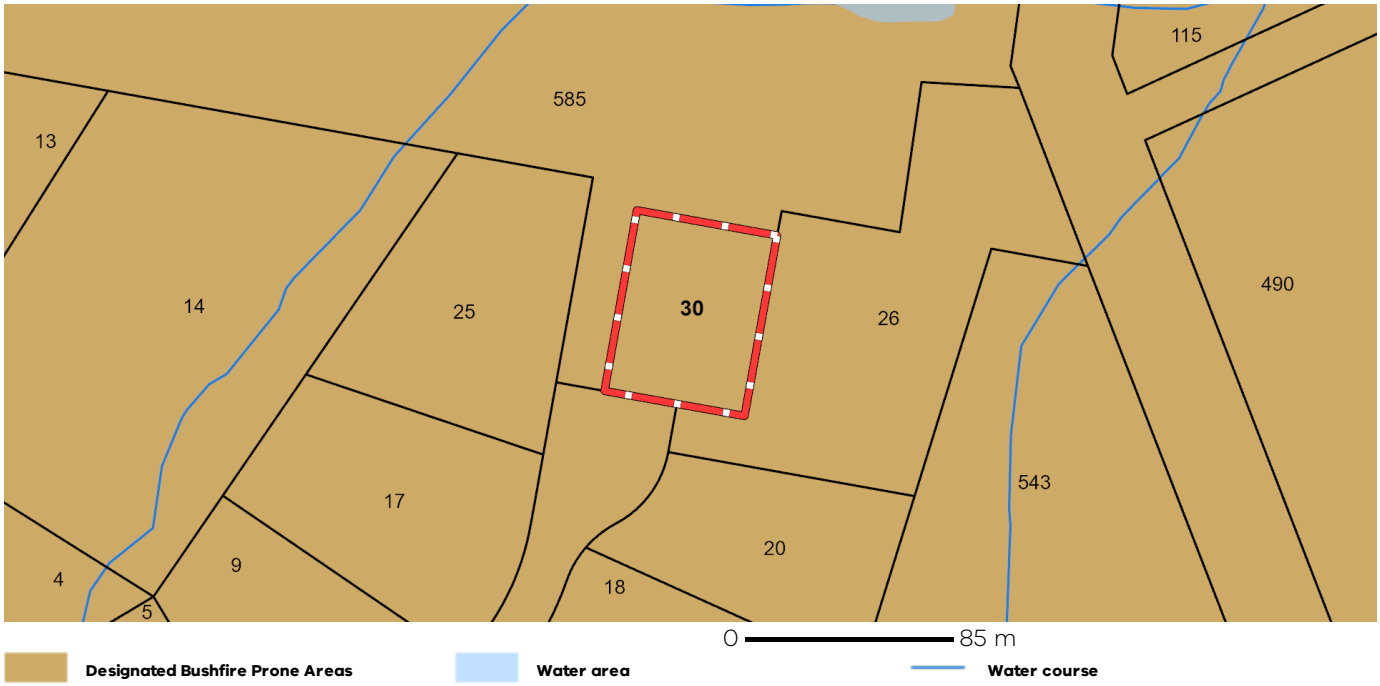
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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Mobile 0417 696 277 ***Brett Woodward***

Office 1300 552 262

info@fastinspect.com.au

https://balratings.com.au/

Bushfire Management Statement.

Dwelling in an existing settlement

Property Address:	**30 Chapman Court Mount Taylor**
Local Government Area:	**East Gippsland Shire Council**
Assessment Date:	**19th June 2026**
Report Date:	**20th June 2026**
Proposed works:	**A proposed transportable Building & Shed.**

Prepared By:	**What's my BAL**
Name:	***Brett Woodward***
Telephone:	**0417 696 277**
Email:	info@vicbushfirereports.com.au

FAST INSPECT
BUILDING INSPECTORS & CONSULTANTS

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Introduction

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Bushfire Planning.

The statement contains three components:

1. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development.

2. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02.

3. A **Defendable space/Bushfire setback & static water requirements**

Attachment 1- Site drawing in plan view

Attachment 2- Site photos

Attachment 3 - Table 6 of Clause 53.02-5 – Vegetation management

Attachment 4 – Building Requirements of the Bushfire Attack Level

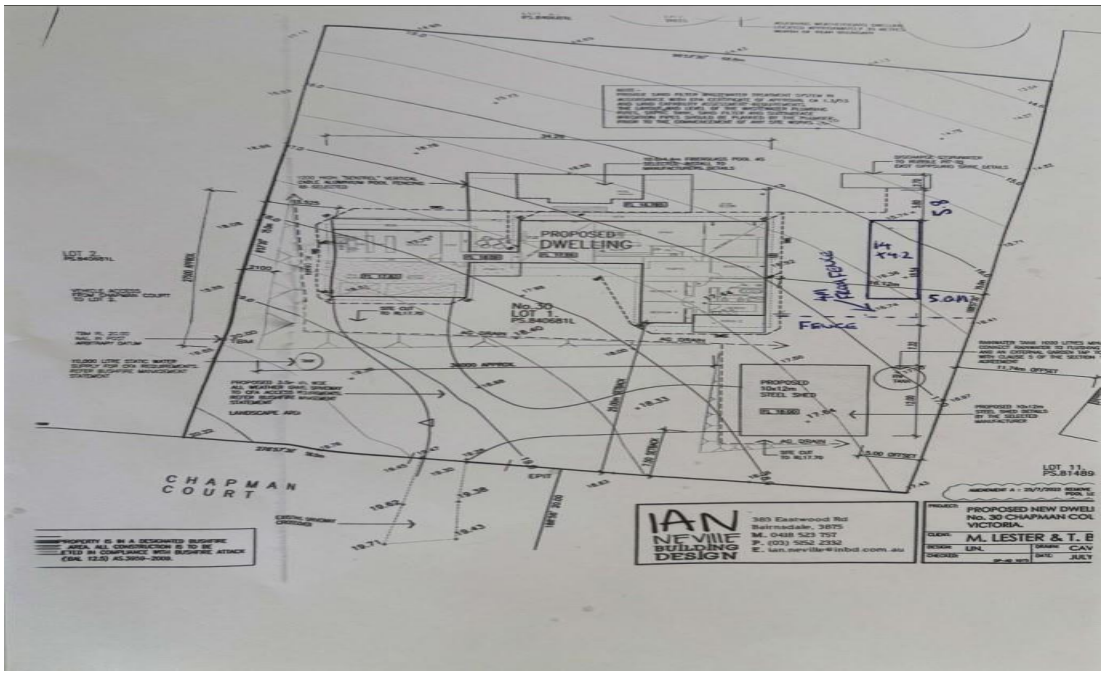
Attachment 5– Example of foliage classification/downslope/separation.

Attachment 6- FDI 100 Table

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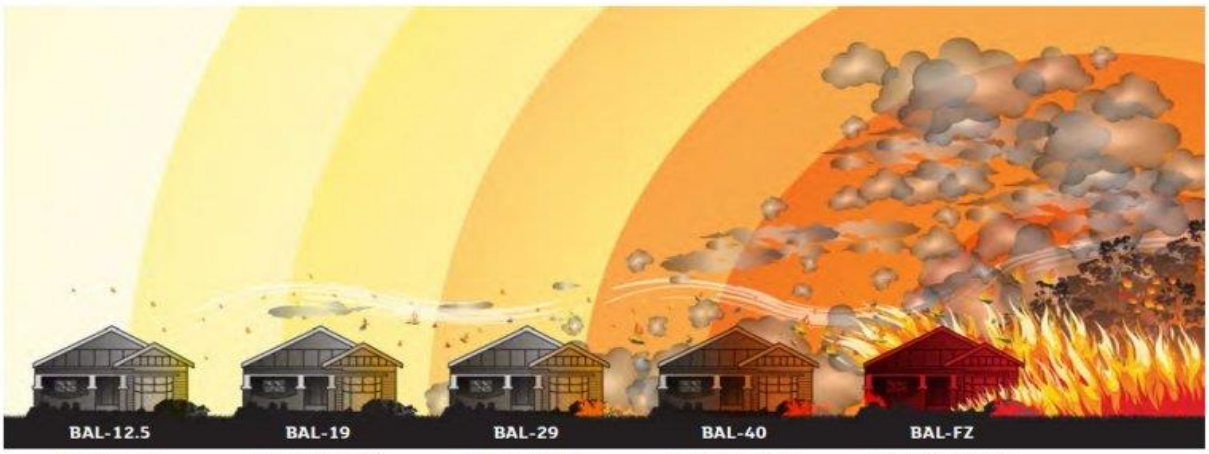
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SITE Drawing Attachment 1 BAL 12.5 construction



> Figure 9: **BAL construction levels respond to different levels of risk.**

withstand different levels of bushfire attack, as illustrated below.



BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ
Ember attack radiant heat below 12.5 kW/m².	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m² and 19 kW/m².	Increasing ember attack and windborne debris, radiant heat between 19 kW/m² and 29 kW/m².	Increasing ember attack and windborne debris, radiant heat between 29 kW/m² and 40 kW/m². Exposure to flames from fire front likely.	Direct exposure to flames, radiant heat and embers from the fire front.

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1. **The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.**

Plot	Vegetation Classification	Effective Slope (°)	Separation (m)	BAL
A	Low threat Vegetation	N/A	N/A	BAL 12.5
B	Grassland	Level/Upslope	82mts	BAL 12.5

Summary:

- **Determined Bal for the building: Bal 12.5 as per the report.**
- **Fire-truck access required for the building: No: Lot is under 1501mts 2 as per report.**
- **Static water tank required: Yes: 10000 lts with CFA fittings**
- **Defendable space/ Bushfire setback required: Yes: 19mts from the building or to the property boundary Table 1 Column C whichever is lessor as per report.**

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Bushfire Hazard Site Assessment



Key

- Low threat Vegetation
- Property Bounds
- 150m Radius
- Separation & Slope
- 1 Photo location / direction
- Proposed Building

N

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Defendable Space/ Bushfire Setback



Key

- Property boundary
- Bushfire Setback
- Building
- Water Tank

N

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53.02-3 Dwellings in Existing Settlements – Bushfire Protection Objective

To specify bushfire design and construction measures for a single dwelling or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level.

Approved Measure (AM) 1.1 - Siting

Requirement

A building is sited to ensure the site best achieves the following:

1. **The maximum separation distance between the building and the bushfire hazard**

   The maximum distance between the building and the classifiable foliage has been achieved.

2. **The building is near to a public road.**

   The building has immediate access to a public road.

3. **Access can be provided to the building for emergency service vehicles**

   The building has access for emergency vehicles

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Table 6 of Clause 53.02-5 – Vegetation management requirement:

Vegetation management requirement VC 248	CONFIRM ACCEPTANCE
• **Grass must be short cropped and maintained during the declared fire danger period.** • **All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.** • **Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.** • **Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.** • **Shrubs must not be located under the canopy of trees.** • **Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.** • **Trees must not overhang or touch any elements of the building.** • **The canopy of trees must be separated by at least 5 metres.** • **There must be a clearance of at least 5 metres between the lowest tree branches and ground level.**	☑

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Attachment No 2 Site Photos

Photo 1	. ***Classification*: Low threat vegetation** ***Description*: (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, Mown & slashed pastures.**



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Photo 2	***Classification*: Low threat vegetation** ***Description*: (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, Mown & slashed pastures.**



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Photo 3	***Classification*: Low threat vegetation** ***Description*: (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, Mown & slashed pastures.**



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Photo 4	***Classification*: Low threat vegetation** ***Description*: (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, Mown & slashed pastures.**



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Attachment 4 – Building Requirements of the Bushfire Attack Level BAL 12.5

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5.1 GENERAL

A building assessed in Section 2 as being BAL—12.5 shall conform with Section 3 and Clauses 5.2 to 5.8.

Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 5.2 to 5.8 (see Clause 3.8).

NOTE: BAL—12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m^2 where the site is less than 100 m from the source of bushfire attack.

5.2 SUB-FLOOR SUPPORTS

This Standard does not provide construction requirements for subfloor support where the subfloor space is enclosed with—

(a) a wall that conforms with Clause 5.4; or

(b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or

(c) a combination of Items (a) and (b).

NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause 5.7).

C5.2 *Combustible materials stored in the subfloor space may be ignited by embers and cause an impact to the building.*

5.3 FLOORS

5.3.1 General

This Standard does not provide construction requirements for concrete slabs on the ground.

5.3.2 Elevated floors

5.3.2.1 *Enclosed subfloor space*

This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring, where the subfloor space is enclosed with—

(a) a wall that conforms with Clause 5.4; or

(b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium; or

(c) a combination of Items (a) and (b) above.

5.3.2.2 *Unenclosed subfloor space*

Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400 mm above finished ground level, shall be one of the following:

(a) Materials that conform with the following:

(i) Bearers and joists shall be—

(A) non-combustible; or

(B) bushfire-resisting timber (see Appendix F);or

(C) a combination of Items (A) and (B)

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(ii) Flooring shall be—

(A) non-combustible; or

(B) bushfire-resisting timber (see Appendix F); or

(C) timber (other than bushfire-resisting timber), particleboard or plywood flooring where the underside is lined with sarking-type material or mineral wool insulation; or

(D) a combination of any of Items (A), (B) or (C);

or

(b) A system conforming with AS 1530.8.1.

This Standard does not provide construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400 mm or more above finished ground level.

5.4 WALLS

5.4.1 General

The exposed components of an external wall that are less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle of less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D) shall be one of the following:

(a) Non-combustible material including the following provided the minimum thickness is 90 mm:

(i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.

(ii) Precast or in situ walls of concrete or aerated concrete.

(iii) Earth wall including mud brick; or

(b) Timber logs of a species with a density of 680 kg/m^3 or greater at a 12% moisture content; of a minimum nominal overall thickness of 90 mm and a minimum thickness of 70 mm (see Clause 3.11); and gauge planed; or

(c) Cladding that is fixed externally to a timber-framed or a steel-framed wall and is—

(i) non-combustible material; or

(ii) fibre-cement a minimum of 6 mm in thickness; or

(iii) bushfire-resisting timber (see Appendix F); or

(iv) a timber species as specified in Paragraph E1, Appendix E; or

(v) a combination of any of Items (i), (ii), (iii) or (iv); or

(d) A combination of any of Items (a), (b) or (c).

This Standard does not provide construction requirements for the exposed components of an external wall that are 400 mm or more from the ground or 400 mm or more above decks,

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5.4.2 Joints

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed.

5.4.3 Vents and weepholes

Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh made of corrosion-resistant steel, bronze or aluminium.

5.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS

5.5.1 Bushfire shutters

Where fitted, bushfire shutters shall conform with Clause 3.7 and be made from—

(a) non-combustible material; or

(b) a timber species as specified in Paragraph E1, Appendix E; or

(c) bushfire-resisting timber (see Appendix F); or

(d) a combination of any of Items (a), (b) or (c).

5.5.2 Screens for windows and doors

Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel, bronze or aluminium.

The frame supporting the mesh or perforated sheet shall be made from—

(a) metal; or

(b) bushfire-resisting timber (see Appendix F); or

(c) a timber species as specified in Paragraph E2, Appendix E.

5.5.3 Windows and sidelights

Window assemblies shall:

(a) Be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 5.5.1; or

(b) Be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2.

C5.5.3 For Clause 5.5.3(b), the screening needs to be applied to cover the entire assembly, that is including framing, glazing, sash, sill and hardware.

or

(c) Conform with the following:

(i) *Frame material* For window assemblies less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D),window frames and window joinery shall be made from one of the following:

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(A) Bushfire-resisting timber (see Appendix F); or

(B) A timber species as specified in Paragraph F2, Appendix F; or

(C) Metal; or

(D) Metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.

There are no specific restrictions on frame material for all other windows.

(ii) *Hardware* There are no specific restrictions on hardware for windows.

(iii) *Glazing* Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see Figure D3, Appendix D), this glazing shall be Grade A safety glass a minimum of 4 mm in thickness or glass blocks with no restriction on glazing methods.

NOTE: Where double-glazed assemblies are used above, the requirements apply to the external pane of the glazed assembly only. For all other glazing, annealed glass may be used in accordance with AS 1288.

(iv) *Seals and weather strips* There are no specific requirements for seals and weather strips at this BAL level.

(v) *Screens* The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 5.5.2.

C5.5.3 For Clause 5.5.3(c), screening to openable portions of all windows is required in all BALs to prevent the entry of embers to the building when the window is open.

For Clause 5.5.3(c)(v), screening of the openable and fixed portions of some windows is required to reduce the effects of radiant heat on annealed glass and has to be externally fixed.

For Clause 5.5.3(c)(v), if the screening is required only to prevent the entry of embers, the screening may be fitted externally or internally.

5.5.4 Doors—Side-hung external doors (including French doors, panel fold and bi-fold doors)

Side-hung external doors, including French doors, panel fold and bi-fold doors, shall—

(a) be completely protected by bushfire shutters that conform with Clause 3.7 and Clause 5.5.1;

or

(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2;

or

(c) conform with the following:

(i) *Door panel material* Materials shall be—

(A) non-combustible; or

(B) solid timber, laminated timber or reconstituted timber, having a minimum thickness of 35 mm for the first 400 mm above the threshold; or

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(C) hollow core, solid timber, laminated timber or reconstituted timber with a non-combustible kickplate on the outside for the first 400 mm above the threshold; or

(D) hollow core, solid timber, laminated timber or reconstituted timber protected externally by a screen that conforms with Clause 5.5.2; or

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(E) for fully framed glazed door panels, the framing shall be made from metal or bushfire resisting timber (see Appendix F) or a timber species as specified in Paragraph E2, Appendix E, or uPVC.

(ii) *Door frame material* Door frame materials shall be—

(A) bushfire resisting timber (see Appendix F); or

(B) a timber species as specified in Paragraph E2 of Appendix E; or

(C) metal; or

(D) metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.

(iii) *Hardware* There are no specific requirements for hardware at this BAL level.

(iv) *Glazing* the glazing shall be Grade A safety glass a minimum of 4 mm in thickness, or glass blocks with no restriction on glazing methods.

NOTE: Where double glazed units are used the above requirements apply to the external face of the window assembly only.

(v) *Seals and weather strips* Weather strips, draft excluders or draft seals shall be installed.

(vi) *Screens* There are no requirements to screen the openable part of the door at this BAL level.

(vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.

5.5.5 Doors—Sliding doors

Sliding doors shall—

(a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 5.5.1;

or

(b) be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2; or

(c) conform with the following:

(i) *Frame material* The material for door frames, including fully framed glazed doors, shall be—

(A) bushfire-resisting timber (see Appendix F); or

(B) a timber species as specified in Paragraph E2, Appendix E; or

(C) metal; or

(D) metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion-resistant steel.

(ii) *Hardware* There are no specific requirements for hardware at this BAL level.

(iii) *Glazing* Where doors incorporate glazing, the glazing shall be grade A safety

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(iv) *Seals and weather strips* There are no specific requirements for seals and weather strips at this BAL level.

(v) *Screens* There is no requirement to screen the openable part of the sliding door at this BAL level.

(vi) *Sliding panels* Sliding panels shall be tight-fitting in the frames.

5.5.6 Doors—Vehicle access doors (garage doors)

The following applies to vehicle access doors:

(a) The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from—

(i) non-combustible material; or

(ii) bushfire-resisting timber (see Appendix F); or

(iii) fibre-cement sheet a minimum of 6 mm in thickness; or

(iv) a timber species as specified in Paragraph E1, Appendix E; or

(v) a combination of any of Items (i), (ii), (iii) or (iv).

(b) All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals or brushes. Door assemblies fitted with guide tracks do not need edge gap protection.

NOTES:

1 Refer to AS/NZS 4505 for door types.

2 Gaps of door edges or building elements should be protected as per Section 3.

C5.5.6(b) These guide tracks do not provide a direct passage for embers into the building.

(c) Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6.

5.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS AND GABLES, AND GUTTERS AND DOWNPIPES)

5.6.1 General

The following applies to all types of roofs and roofing systems:

(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.

(b) The roof/wall and roof/roof junction shall be sealed or otherwise protected in accordance with Clause 3.6.

(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet conforming with Clause 3.6 and, made of corrosion-resistant steel, bronze or aluminium.

(d) Only evaporative coolers manufactured in accordance with AS/NZS 60335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need not be screened externally.

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(b) cover the entire roof area including ridges and hips; and

(c) extend into gutters and valleys.

5.6.3 Sheet roofs

Sheet roofs shall—

(a) be fully sarked in accordance with Clause 5.6.2, except that foil-backed insulation blankets may be installed over the battens; or

(b) have any gaps sealed at the fascia or wall line, hips and ridges by—

(i) a mesh or perforated sheet that conforms with Clause 3.6 and that is made of corrosion-resistant steel, bronze or aluminium; or

(ii) mineral wool; or

(iii) other non-combustible material; or

(iv) a combination of any of Items (i), (ii) or (iii).

C5.6.3 Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may develop in sheet roofing.

5.6.4 Veranda, carport and awning roof

The following applies to veranda, carport and awning roofs:

(a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 5.6.1 to 5.6.6.

(b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and D1(c), Appendix D] conforming with Clause 5.4 shall have a non-combustible roof covering, except where the roof covering is a translucent or transparent material.

NOTE: There is no requirement to line the underside of a veranda, carport or awning roof that is separated from the main roof space.

5.6.5 Roof penetrations

The following applies to roof penetrations:

(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors or the like, shall be sealed. The material used to seal the penetration shall be non-combustible.

(b) Openings in vented roof lights, roof ventilators or vent pipes shall conform with Clause 3.6 and be made of corrosion-resistant steel, bronze or aluminium.

This requirement does not apply to a room sealed gas appliance.

NOTE: A gas appliance designed such that air for combustion does not enter from, or combustion products enter into, the room in which the appliance is located.

In the case of gas appliance flues, ember guards shall not be fitted.

NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls. Advice can be obtained from manufacturers and State and Territory gas technical regulators.

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(d) Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety glass diffuser, conforming with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A toughened safety glass of minimum 4 mm in thickness shall be used in the outer pane of the IGU.

(e) Flashing elements of tubular skylights may be of a fire-retardant material, provided the roof integrity is maintained by an under-flashing of a material having a flammability index not exceeding five.

(f) Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof level or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

(g) Vent pipes made from PVC are permitted.

(h) Eaves lighting shall be adequately sealed and not compromise the performance of the element.

5.6.6 Eaves linings, fascias and gables

The following applies to eaves linings, fascias and gables:

(a) Gables shall conform with Clause 5.4.

(b) Eaves penetrations shall be protected in the same way as roof penetrations, as specified in Clause 5.6.5.

(c) Eaves ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of corrosion-resistant steel, bronze or aluminium.

Joints in eaves linings, fascias and gables may be sealed with plastic joining strips or timber storm moulds.

This Standard does not provide construction requirements for fascias, bargeboards and eaves linings.

5.6.7 Gutters and downpipes

This Standard does not provide material requirements for—

(a) gutters, with the exception of box gutters; and

(b) downpipes.

If installed, gutter and valley leaf guards shall be non-combustible.

Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material.

5.7 VERANDAS, DECKS, STEPS AND LANDINGS

5.7.1 General

Decking may be spaced.

There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings.

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C5.7.7 Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0 mm–5 mm during service. It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacing of 10 mm may preclude this from happening but such a spacing regime may not be practical for a timber deck.

5.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings

5.7.2.1 *Materials to enclose a subfloor space*

This Standard does not provide construction requirements for the materials used to enclose a subfloor space except where those materials are less than 400 mm from the ground.

Where the materials used to enclose a subfloor space are less than 400 mm from the ground, they shall conform with Clause 5.4.

5.7.2.2 *Supports*

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

5.7.2.3 *Framing*

This Standard does not provide construction requirements for the framing of verandas, pergolas, decks, ramps or landings (i.e. bearers and joists).

5.7.2.4 *Decking, stair treads and the trafficable surfaces of ramps and landings*

This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramps and landings that are more than 300 mm from a glazed element.

Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from—

(a) non-combustible material; or

(b) bushfire-resisting timber (see Appendix F); or

(c) a timber species as specified in Paragraph E1, Appendix E; or

(d) uPVC; or

(e) a combination of any of Items (a), (b), (c) or (d).

5.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings

5.7.3.1 *Supports*

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and poles.

5.7.3.2 *Framing*

This Standard does not provide construction requirements for the framing of verandas, decks, ramps or landings (i.e. bearers and joists).

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5.7.3.3 *Decking, stair treads and the trafficable surfaces of ramps and landings*

This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramps and landings that are more than 300 mm from a glazed element.

Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be made from—

(a) non-combustible material; or

(b) bushfire-resisting timber (see Appendix F); or

(c) a timber species as specified in Paragraph E1, Appendix E; or

(d) a combination of any of Items (a), (b) or (c) above.

5.7.4 Balustrades, handrails or other barriers

This Standard does not provide construction requirements for balustrades, handrails and other barriers.

5.7.5 Veranda posts

Veranda posts—

(a) shall be timber mounted on galvanized mounted shoes or stirrups with a clearance of not less than 75 mm above the adjacent finished ground level; or

(b) less than 400 mm (measured vertically) from the surface of the deck or ground (see Figure D2, Appendix D) shall be made from—

(i) non-combustible material; or

(ii) bushfire-resisting timber (see Appendix F); or

(iii) a timber species as specified in Paragraph E1, Appendix E; or

(iv) a combination of any of Items (a) or (b).

5.8 WATER AND GAS SUPPLY PIPES

Above-ground, exposed water supply pipes shall be metal.

External gas pipes and fittings above ground shall be of steel or copper construction having a minimum wall thickness in accordance with gas regulations or 0.9 mm whichever is the greater. The metal pipe shall extend a minimum of 400 mm within the building and 100 mm below ground.

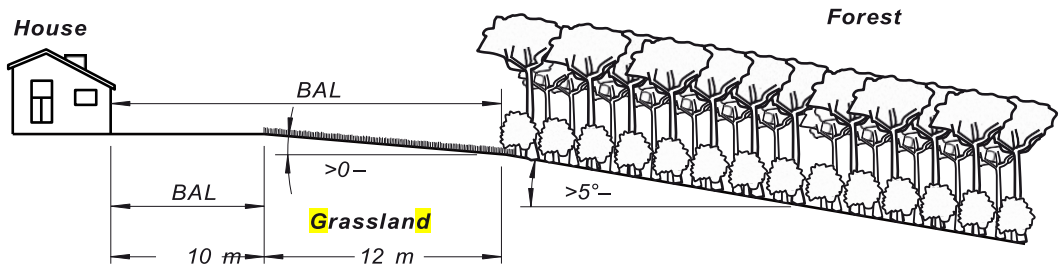
NOTE: Refer to State and Territory gas regulations, AS/NZS 5601.1 and AS/NZS 4645.1.

C5.8 *Concern is raised for the protection of bottled gas installations. Location, shielding and venting of the gas bottles needs to be considered.*

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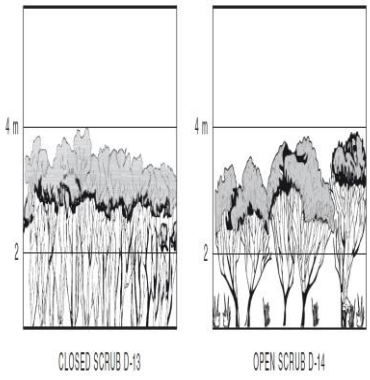
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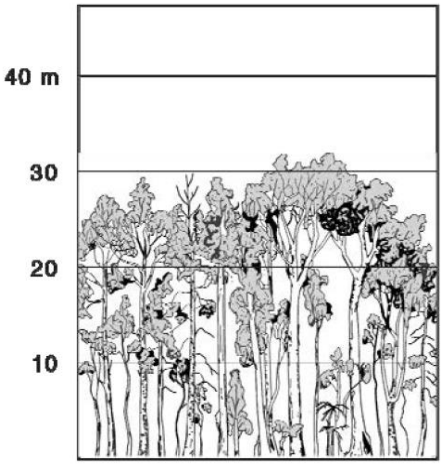
Appendix 5: – An example of downslope /foliage classification & separation distance





Downslope **Level/Upslope**







Scrub **Forest** **Woodland**

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TABLE F1 BUSHFIRE-RESISTANT SPECIES

Standard trade name	Botanical name
Ash, silvertop	*Eucalyptus sieberi*
Blackbutt	*Eucalyptus pilularis*
Gum, red, river	*Eucalyptus camaldulensis*
Gum, spotted	*Corymbia maculata*
Ironbark, red	*Eucalyptus sideroxylon*
Kwila (Merbau)	*Intsia bijuga*
Turpentine	*Syncarpia glomulifera*

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Appendix 6: – FD1 Table 100 all of Victoria excluding alpine areas which are FDI 50

Vegetation classification	BALs				
	BAL—FZ	BAL—40	BAL—29	BAL—19	BAL—12.5
	Distance (m) of the site from the predominant vegetation class				
	All upslopes and flat land (0 degrees)				
A. Forest	<19	19–<25	25–<35	35–<48	48–<100
B. Woodland	<12	12–<16	16–<24	24–<33	33–<100
C. Shrubland	<7	7–<9	9–<13	13–<19	19–<100
D. Scrub	<10	10–<13	13–<19	19–<27	27–<100
E. Mallee/Mulga	<6	6–<8	8–<12	12–<17	17–<100
G. Grassland	<6	6–<9	9–<13	13–<19	19–50
	Downslope >0 to 5 degrees				
A. Forest	<24	24–<32	32–<43	43–<57	57–<100
B. Woodland	<15	15–<21	21–<29	29–<41	41–<100
C. Shrubland	<7	7–<10	10–<15	15–<22	22–<100
D. Scrub	<11	11–<15	15–<22	22–<31	31–<100
E. Mallee/Mulga	<7	7–<9	9–<13	13–<20	20–<100
G. Grassland	<7	7–<10	10–<15	15–<22	22–<50
	Downslope >5 to 10 degrees				
A. Forest	<31	31–<39	39–<53	53–<69	69–<100
B. Woodland	<20	20–<26	26–<37	37–<50	50–<100
C. Shrubland	<8	8–<11	11–<17	17–<25	25–<100
D. Scrub	<12	12–<17	17–<24	24–<35	35–<100
E. Mallee/Mulga	<7	7–<10	10–<15	15–<23	23–<100
G. Grassland	<8	8–<11	11–<17	17–<25	25–<50
	Downslope >10 to 15 degrees				
A. Forest	<39	39–<49	49–<64	64–<82	82–<100
B. Woodland	<25	25–<33	33–<45	45–<60	60–<100
C. Shrubland	<9	9–<13	13–<19	19–<28	28–<100
D. Scrub	<14	14–<19	19–<28	28–<39	39–<100
E. Mallee/Mulga	<8	8–<11	11–<18	18–<26	26–<100
G. Grassland	<9	9–<13	13–<20	20–<28	28–<50
	Downslope >15 to 20 degrees				
A. Forest	<50	50–<61	61–<78	78–<98	98–<100
B. Woodland	<32	32–<41	41–<56	56–<73	73–<100
C. Shrubland	<10	10–<15	15–<22	22–<31	31–<100
D. Scrub	<15	15–<21	21–<31	31–<43	43–<100
E. Mallee/Mulga	<9	9–<13	13–<20	20–<29	29–<100
G. Grassland	<11	11–<15	15–<23	23–<32	32–<50

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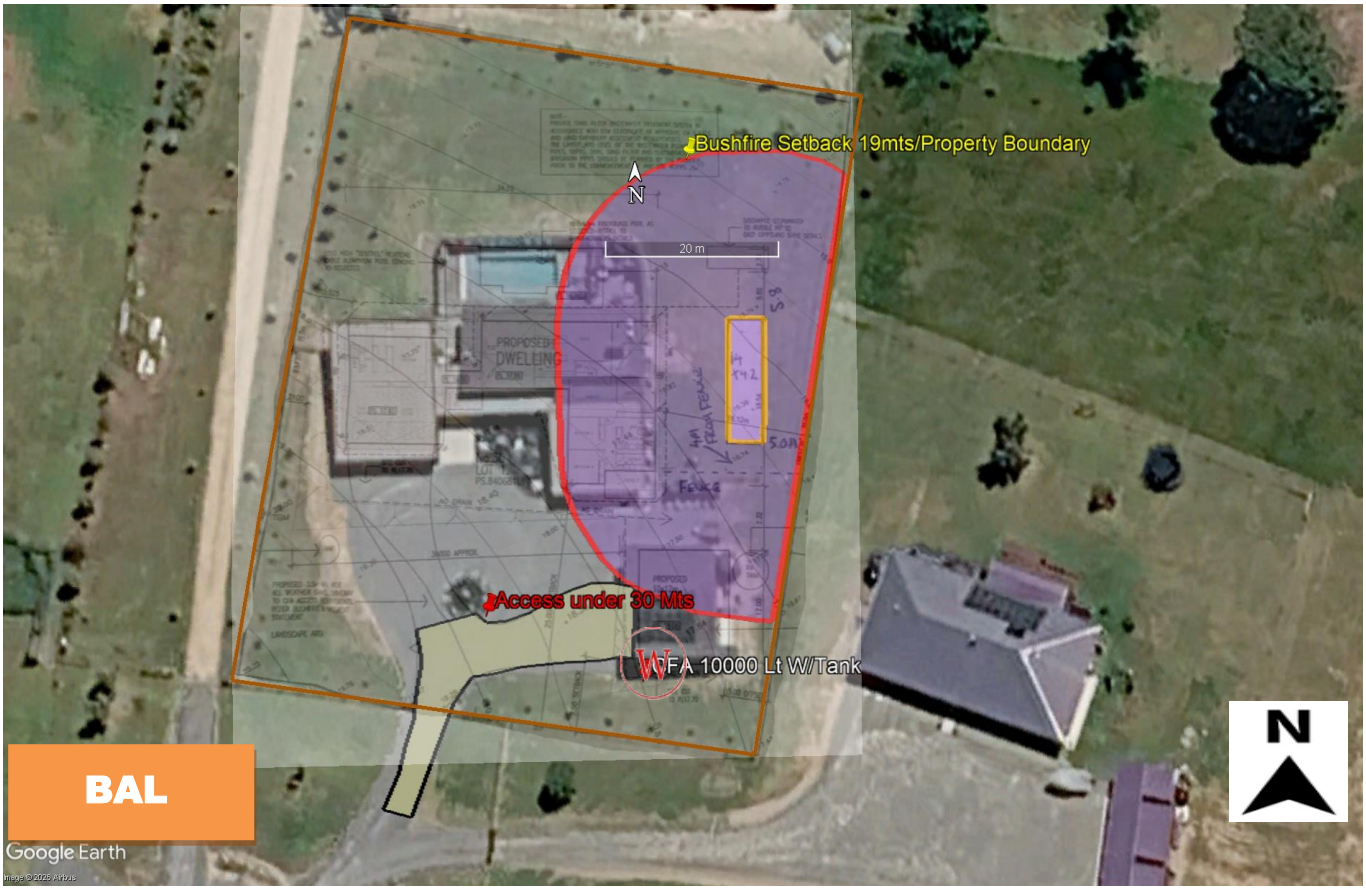
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BMP/ Bushfire Management Plan



Prepared By: ***Brett Woodward***

Version: **3.0**

Date: **28th August 2026**

Address **30 Chapman Court Mount Taylor**

Distance

Property (VM Property)

Dwelling

Bushfire Setback

Reasonable Assurance

Defendable Space

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Bushfire Protection Measures

Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

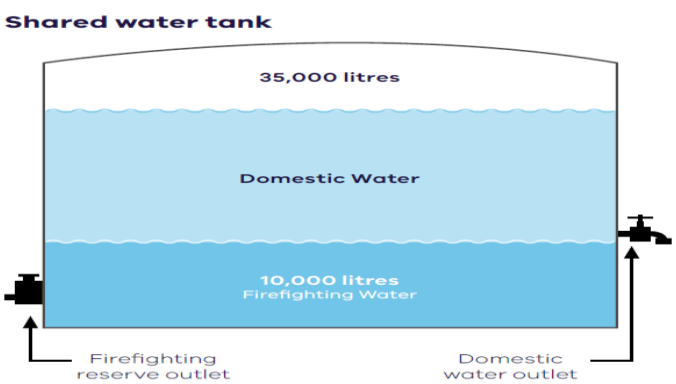
Defendable space /Bushfire setback.

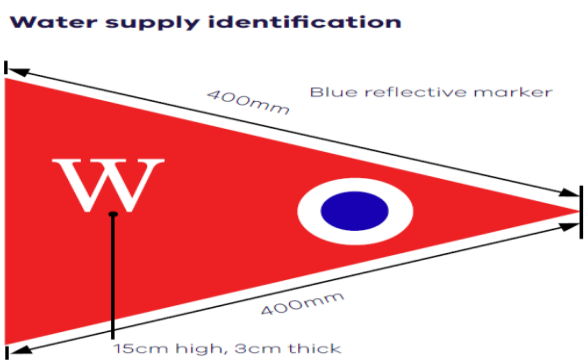
Defendable space must be created for 19 metres around the proposed building or to the property boundary, whichever is the lesser. Defendable space is an area where vegetation (and other flammable materials) must be managed in accordance with the following:

- **Grass must be short cropped and maintained during the declared fire danger period.**
- **All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.**
- **Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.**
- **Plants greater than 10 centimetres in height must not be placed within 3metres of a window or glass feature of the building.**
- **Shrubs must not be located under the canopy of trees.**
- **The canopy of each tree within the defendable space is separated by at least 2 metres.**
- **Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.**
- **Trees must not overhang or touch any elements of the building.**
- **There must be a clearance of at least 2 metres between the lowest tree branches and ground level.**

Static water supply requirements under 10000lts

- **The water supply must:**
  - **be stored in an above ground water tank constructed of concrete or metal**
  - **have all fixed above ground water pipes and fittings required for firefighting purposes made of**
- **corrosive-resistant material**
  - **include a separate outlet for occupant use**





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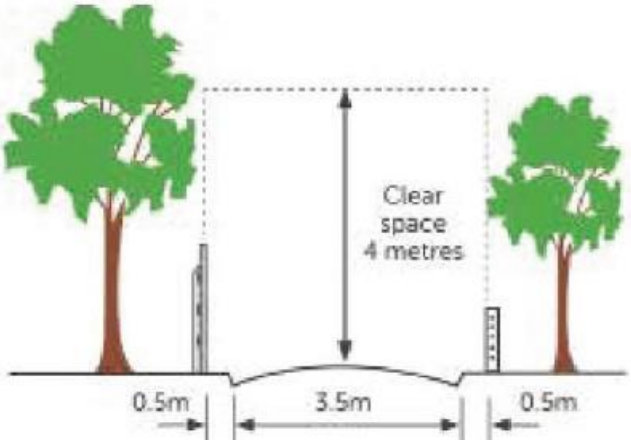
Water Tank Fittings for 10000 CFA Lt static water tank requirements

Where a static water supply is required, the following fire authority fittings and access must be provided:

- **Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.**
- **Be located within 60 metres of the outer edge of the approved building.**
- **The outlet/s of the water tank must be within 4 metres of the access way and unobstructed.**
- **Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64-millimetre CFA 3 thread per inch male fitting).**
- **Any pipe work and fittings must be a minimum of 65 millimetres (excluding the CFA coupling)**

Access requirements

- **Where fire authority access to the static water supply is required or the length of access is greater**
- **than 30 metres, the following vehicle access design and construction requirements apply:**
  - **All-weather construction**
  - **A load limit of at least 15 tonnes**
  - **Provide a minimum trafficable width of 3.5 metres**
  - **Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically (note**
- **the horizontal clearance allows for opening of vehicle doors)**
  - **Curves must have a minimum inner radius of 10 metres**
  - **The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5**
- **(20%) (11.3°) for no more than 50 metres**
  - **Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle**





- **Summary**
- **Access for Fire Truck... Yes Driveway is less than 30 Mts**
- **Static Water Tank Required..... Yes 10000 lt Water Tank with CFA fittings**
- **Defendable Space /bushfire setback ...19 Mts from the building or to the property boundary whichever is less. Table 1**
- **Reasonable assurance used. Yes**
- **Building Requirements ... To be constructed to Bal 12.5**

End of report

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Bushfire Hazard Site Assessment BAL report

Determined in accordance with AS 3959-2018 & VC 248 & VC 312 -2026

0417696277 1300 552 262 info@fastinspect.com.au

Site Details			
Address:	30 Chapman Court Mount Taylor		
Suburb:	Mount Taylor	State:	VIC
Local Government Area:	East Gippsland Shire Council		
Description of Building Works:	A proposed transportable dwelling & shed to the above site.		

Report Details			
Report / Job Number:	260619	Report Version:	1
Assessment Date:	19th June 2026	Report date	20th June 2026
Report done by:	*Brett Woodward*		

Attachment 1- Vegetation classification table for site with Plots/Slopes & BAL ratings.

Attachment 2- BHSA site map Foliage classification & photo & Hydrant location.

Attachment 3 – Plans of buildings/Extension. Water Tank & Access requirements

Attachment 4 – Site photos taken on the site assessment.

Attachment 5– A example of downslope /foliage classification & separation distance.

Attachment 6- Bushfire resistant timber species TABLE FI

Attachment 7- FDI 100 Table

Attachment 8- 3D topography site map /Low threat vegetation 2.2.3.2 Exclusions

Attachment 9 – Building Requirements of the BAL level obtained.

Determined Bushfire Attack Level for the above property	BAL – 12.5

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Attachment-1

Vegetation classification table for site with Plots/Slopes & BAL ratings .per FDI Index

Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index	
FDI 50 ☐ *Table 2.4.4*	FDI 100 ☑ *Table 2.4.2*

Potential Bushfire Impacts

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Effective Slope (°)	Separation (m)	BAL
A	Low Threat Vegetation	N/A	N/A	BAL LOW
B	Grassland	Level /Upslope	82mts	BAL 12.5

Table 1: BAL Analysis

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Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

Determined Bushfire Attack Level	BAL –12.5

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Symbols Key

150 mt radius

Site Boundary

Proposed building location

Photo location and direction

Vegetation classification

Low threat vegetation

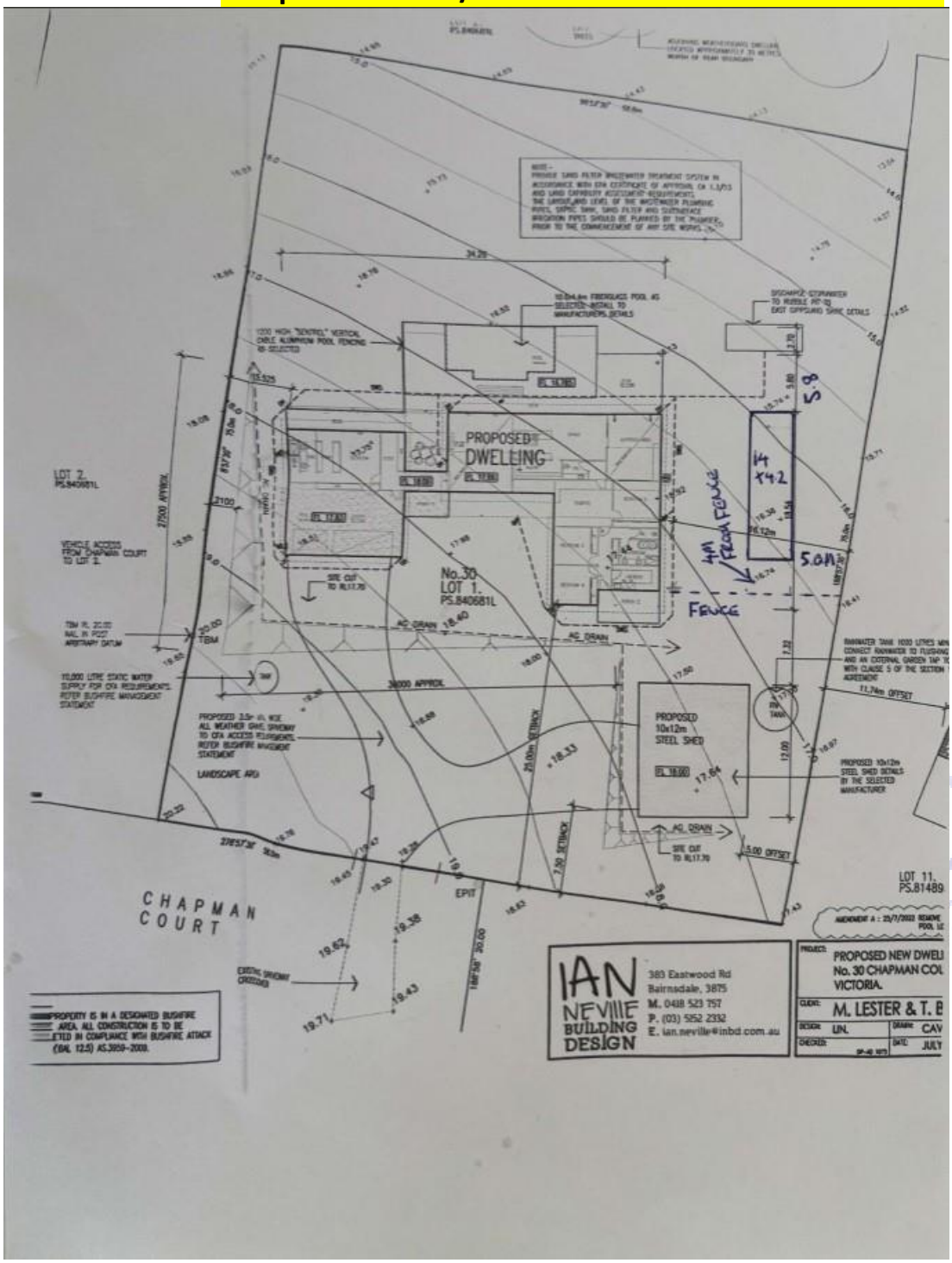
Angle/ separation of vegetation

H Hydrant

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Attachment 3: – Site plans of build/extension used for the assessment.



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Static water supply: – Water tank required under VC248 **No. a Hydrant is available**

Table 6 – Bushfire prone area water supply capacity, fittings and access requirements

Lot sizes (square metres)	Hydrant available	Static water supply recommended	Capacity	Fire authority fittings and access required
<500	Yes	No	Not applicable	No
<500	No	Yes	1, 500L	No
500 - 1500	Yes	No	Not applicable	No
500 - 1500	No	Yes	2, 500L	No
1501+	Yes or No	Yes	10, 000L	Yes

Note:

- A hydrant is available if it is located within 120 metres of the rear of the building.
- The static water supply required to meet bushfire fighting is in addition to any water needed for other firefighting purposes including in other provisions.

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Attachment 4– Site photos taken on the site assessment.

Photo 1	***Classification***: **Low Threat Vegetation** ***Description***: **(f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, Mown & slashed pastures.** **(c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.**



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Photo 2

***Classification*: Low Threat Vegetation**
***Description* (f) Vegetation regarded as low threat due to factors such as flammability, moisture.**

content or fuel load. This includes grassland managed in a minimal fuel condition, Mown & slashed pastures.

(c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.



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Photo 3

***Classification*: Low Threat Vegetation**

***Description*: (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, Mown & slashed pastures.**

(c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.



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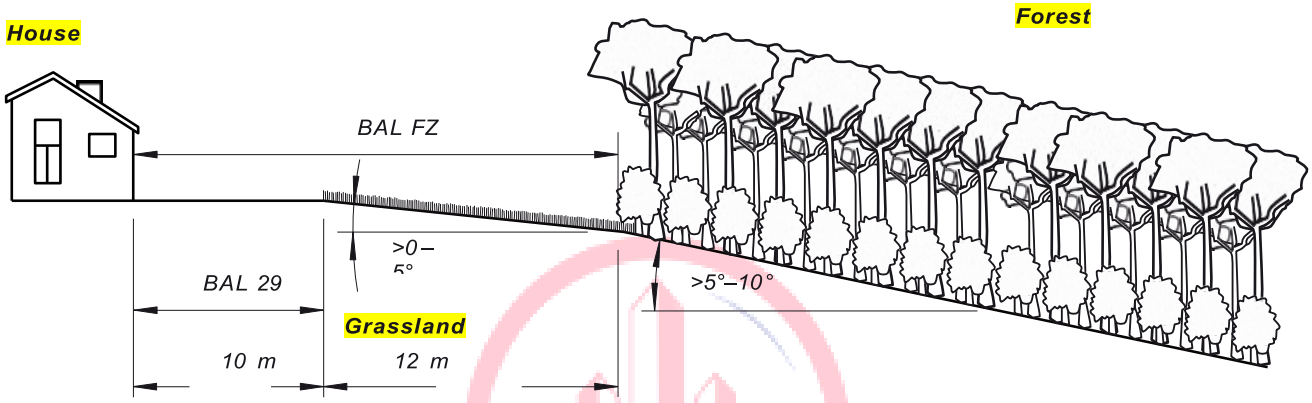
Photo 4	***Classification*: Low Threat Vegetation** ***Description*: (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, Mown & slashed pastures.** **(c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site,** **or each other or of other areas of vegetation being classified vegetation.**

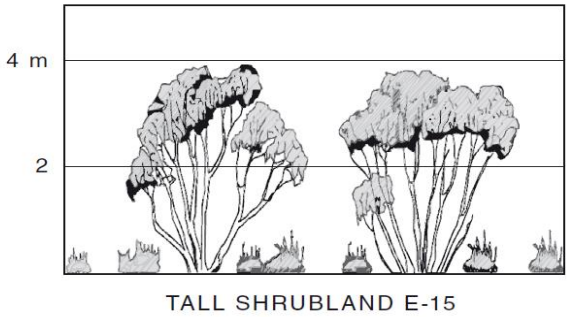


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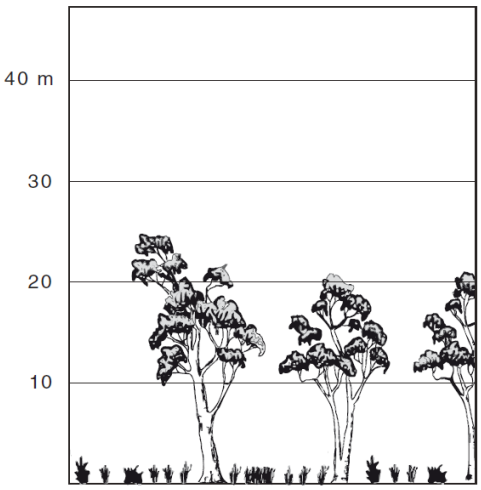
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Attachment 5 example of downslope /foliage classification & separation distance

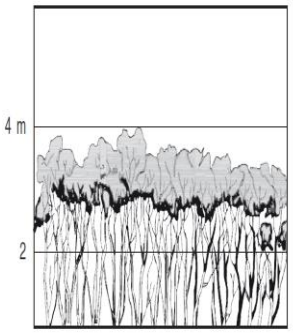




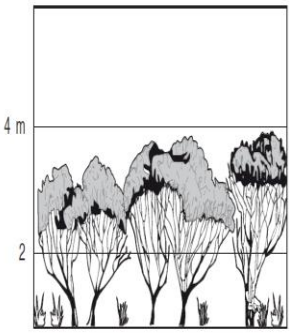
TALL SHRUBLAND E-15



WOODLAND B-05



CLOSED SCRUB D-13



OPEN SCRUB D-14

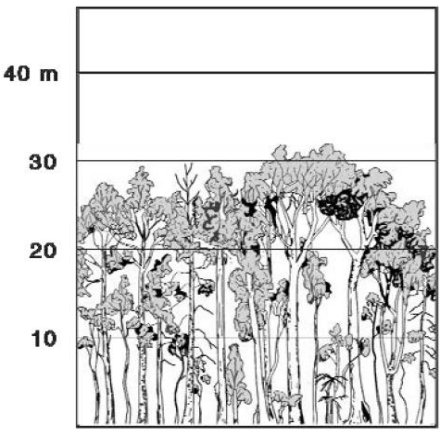


Figure 1 Forest

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Attachment 6: –Bushfire resistant timber species for external timbers.

Bushfire resistant timber species TABLE FI

TABLE F1 BUSHFIRE-RESISTANT SPECIES

Standard trade name	Botanical name
Ash, silvertop	*Eucalyptus sieberi*
Blackbutt	*Eucalyptus pilularis*
Gum, red, river	*Eucalyptus camaldulensis*
Gum, spotted	*Corymbia maculata*
Ironbark, red	*Eucalyptus sideroxylon*
Kwila (Merbau)	*Intsia bijuga*
Turpentine	*Syncarpia glomulifera*

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Attachment 7: – Additional Information / FDI 100 table

Vegetation classification	BALs				
	BAL—FZ	BAL—40	BAL—29	BAL—19	BAL—12.5
	Distance (m) of the site from the predominant vegetation class				
	All upslopes and flat land (0 degrees)				
A. Forest	<19	19–<25	25–<35	35–<48	48–<100
B. Woodland	<12	12–<16	16–<24	24–<33	33–<100
C. Shrubland	<7	7–<9	9–<13	13–<19	19–<100
D. Scrub	<10	10–<13	13–<19	19–<27	27–<100
E. Mallee/Mulga	<6	6–<8	8–<12	12–<17	17–<100
G. Grassland	<6	6–<9	9–<13	13–<19	19–50
	Downslope >0 to 5 degrees				
A. Forest	<24	24–<32	32–<43	43–<57	57–<100
B. Woodland	<15	15–<21	21–<29	29–<41	41–<100
C. Shrubland	<7	7–<10	10–<15	15–<22	22–<100
D. Scrub	<11	11–<15	15–<22	22–<31	31–<100
E. Mallee/Mulga	<7	7–<9	9–<13	13–<20	20–<100
G. Grassland	<7	7–<10	10–<15	15–<22	22–<50
	Downslope >5 to 10 degrees				
A. Forest	<31	31–<39	39–<53	53–<69	69–<100
B. Woodland	<20	20–<26	26–<37	37–<50	50–<100
C. Shrubland	<8	8–<11	11–<17	17–<25	25–<100
D. Scrub	<12	12–<17	17–<24	24–<35	35–<100
E. Mallee/Mulga	<7	7–<10	10–<15	15–<23	23–<100
G. Grassland	<8	8–<11	11–<17	17–<25	25–<50
	Downslope >10 to 15 degrees				
A. Forest	<39	39–<49	49–<64	64–<82	82–<100
B. Woodland	<25	25–<33	33–<45	45–<60	60–<100
C. Shrubland	<9	9–<13	13–<19	19–<28	28–<100
D. Scrub	<14	14–<19	19–<28	28–<39	39–<100
E. Mallee/Mulga	<8	8–<11	11–<18	18–<26	26–<100
G. Grassland	<9	9–<13	13–<20	20–<28	28–<50
	Downslope >15 to 20 degrees				
A. Forest	<50	50–<61	61–<78	78–<98	98–<100
B. Woodland	<32	32–<41	41–<56	56–<73	73–<100
C. Shrubland	<10	10–<15	15–<22	22–<31	31–<100
D. Scrub	<15	15–<21	21–<31	31–<43	43–<100
E. Mallee/Mulga	<9	9–<13	13–<20	20–<29	29–<100
G. Grassland	<11	11–<15	15–<23	23–<32	32–<50

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Attachment 8: – Additional Information / low threat vegetation 2.2.3.2 Exclusions.

The other foliage in the 150-metre radius

2.2.3.2 Exclusions—Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

(a) Vegetation of any type that is more than 100 m from the site.

(b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.

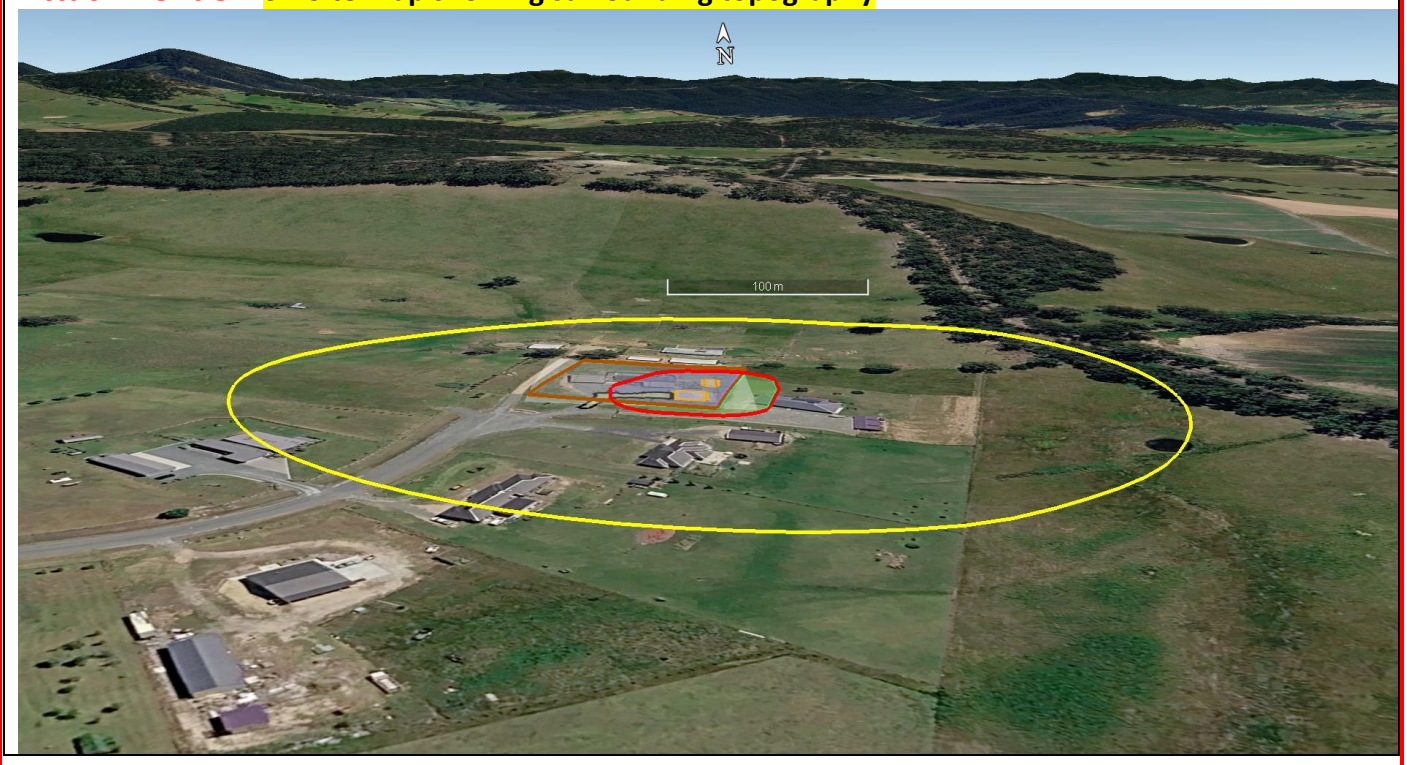
(c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.

(d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.

(e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.

(f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

Attachment 8-1 3D Site Map showing surrounding topography



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Requirements of the BAL level

	BAL-LOW	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ(FLAMEZONE)
SUBFLOOR SUPPORTS	No special construction requirements.	No special construction requirements.	No special construction requirements	Enclosure by external wall or by steel, bronze or aluminium mesh, non-combustible supports where the subfloor is unenclosed, naturally fire resistant timber stumps or posts on 75 mm metal stirrups	If enclosured by external wall refer below 'External Walls' section in table or non-combustible subfloor supports or tested for bushfire resistance to AS 1530.8.1	Subfloor supports - enclosure by external wall or non-combustible with FRL of 30/-/- or be tested for bushfire resistance to AS 1530.8.2
FLOORS	No special construction requirements.	No special construction requirements.	No special construction requirements	Concrete slab on ground, enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally fire resistant timber or protected on the underside with sarking or mineral wool insulation	Concrete slab on ground, enclosure by external wall or protection of underside with a non-combustible material such as fibre cement sheet or be non-combustible or be tested for bushfire resistance to AS 1530.8.1	Concrete slab on ground or enclosure by external wall or an FRL of 30/30/30 or protection of underside with 30 minute incipient spread of fire system or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL WALLS	No special construction requirements.	As for BAL-19	External Walls - Pats less than 400 mm above ground or decks etc to be of non-combustible material, 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete), timber framed, steel framed walls sarked on the outside and clad with 6 mm fibre cement sheeting or steel sheeting or bushfire resistant timber	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) or timber framed or steel framed walls sarked on the outside and clad with 9 mm fibre cement sheeting or steel sheeting or be tested for bushfire resistance to AS 1530.8.1	Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete) with minimum thickness of 90 mm or an FRL of -/30/30 when tested from outside or be tested for bushfire resistance to AS 1530.8.2
EXTERNAL WINDOWS	No special construction requirements.	As for BAL-19 except that mm Grade A safety glass can be used in place of 5mm toughened glass	Protected by bushfire shutter, completely screened with steel, bronze or aluminium mesh or 5 mm toughened glass or glass blocks within 400 mm of ground, deck etc. Open able portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber.	Protected by bushfire shutter or completely screened with steel, bronze or aluminium mesh or 5 mm toughened glass with open able portion screened and frame of metal or metal reinforced PVC-U or bushfire resisting timber and portion within 400 mm of ground level screened.	Protected by bushfire shutter or 5 mm toughened glass. Openable portion screened with steel or bronze mesh	Protected by bushfire shutter or tight-fitting with weather strips at base and an FRL of -/30/-
EXTERNAL DOORS	No special construction requirements.	As for BAL-19 except that door framing can be naturally fire resistant (high density) timber	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc, tight-fitting with weather strips at base.	Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed tight-fitting with weather strips at base.	Protected by bushfire shutter, non-combustible or 35 mm solid timber, metal framed tight-fitting with weather strips at base	Protected by bushfire shutter or tight-fitting weather strips at base and an FRL of -/30/-
ROOFS	No special construction requirements.	As for BAL-19	Non-combustible covering. Roof/Wall junction sealed. openings fitted with non-combustible ember guards. roof to be fully sarked.	Non-combustible covering. Roof/Wall junction sealed. openings fitted with non-combustible ember guards. roof to be fully sarked.	Non-combustible covering. Roof/Wall junction sealed. openings fitted with non-combustible ember guards. roof to be fully sarked and no roof mounted evaporative coolers	Roof with FRL of 30/30/30 or tested for bushfire resistance to AS 1530.8.2. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. No roof mounted evaporative coolers
VERANDAHS DECKS ETC	No special construction requirements.	As for BAL-19	Enclosed sub-floor space - no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element.	Enclosed sub-floor space or non-combustible or bushfire resistant timber supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to be non-combustible	Enclosed sub-floor space or non-combustible supports. Decking to have no gaps and be non-combustible.

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CONCEPT DESIGN

BUILDERS NOTES

GENERAL

* All work to be carried out in accordance with the latest editions of the **National Construction Code (NCC)**, relevant Australian Standards (AS), Building Code of Australia (BCA) and local council requirements.
* Modifications and construction to be completed by suitably licensed and qualified tradespersons experienced in modular construction.
* All dimensions, levels, and site conditions to be verified on site prior to commencement of any work. Any discrepancies to be reported to the builder/supervisor immediately.
* Do not scale drawings. Use figured dimensions only.
* The builder is responsible for ensuring structural adequacy of all modifications made to the shipping containers in accordance with the structural engineer's specifications and details.
* Any hazardous materials encountered on site (asbestos, contaminated soil etc.) to be handled and disposed of in accordance with relevant regulations.

SITE WORKS

* Verify location of all services (electricity, water, sewer, stormwater, telecommunications) prior to excavation or site works.
* Ensure the site is cleared of vegetation, debris, and obstructions before construction commences.
* All excavation to be carried out in accordance with engineer's specifications, and appropriate measures to be taken to prevent undermining of adjacent properties or structures.

STRUCTURAL

* All structural work to be carried out in accordance with structural engineer's drawings and details.
* Connections between containers and foundations to be completed as per engineer's requirements.
* Lifting points and anchoring systems to be provided as required for modular transport and installation.
* Container stacking and alignment to be verified during installation to ensure plumb and level conditions.

SERVICES

* Plumbing and electrical works to be carried out by licensed contractors in accordance with Australian Standards and local authority regulations.
* Adequate penetrations and weatherproof seals to be provided for all services.
* Stormwater to be managed and discharged as per hydraulic engineer's details or council guidelines.

INSULATION & ENERGY EFFICIENCY

* Thermal and acoustic insulation to be installed as per energy report requirements and in accordance with NCC Volume 2 (Class 1 & 10 buildings).
* Windows and glazing to comply with AS 1288 and AS 2047.
* Vapour barriers and thermal breaks to be installed where required to manage condensation risk in steel-based structures.

INTERNAL FINISHES

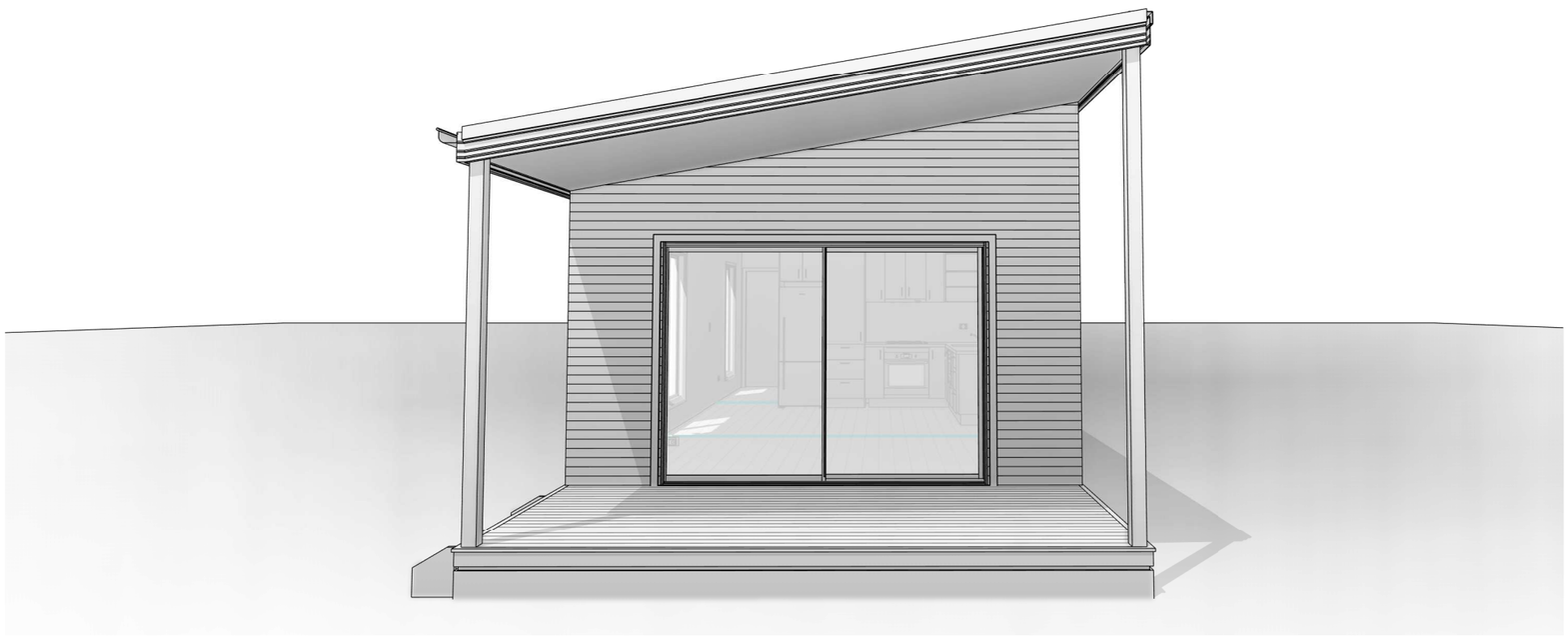
* Ensure allowance for ventilation and condensation control in internal linings.
* Fixing of plasterboard, wall panels, ceiling panels, and floor systems to be in accordance with manufacturer's specifications.
* All materials used internally must be suitable for use in steel-based structures and allow for container movement/settling.

EXTERNAL WORKS

* Decks, stairs, balustrades, and verandahs to be constructed in accordance with NCC and engineer's specifications.
* Ensure adequate stormwater drainage and site grading away from the container structure.

SAFETY

* Maintain a clean and safe worksite at all times.
* All work to be conducted in accordance with Work Health and Safety (WHS) Regulations.
* Appropriate personal protective equipment (PPE) to be worn by all workers.



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Revision: B
Date:
Drawn By: M S
Checked By:

Drawing: COVER SHEET
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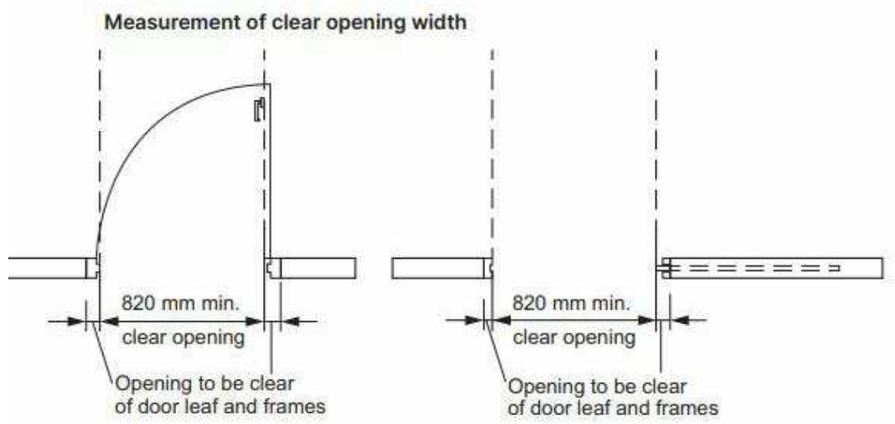
LIVABLE HOUSING DESIGN

(1) A CLASS 1A DWELLING MUST COMPLY WITH THE ABCB STANDARD FOR LIVABLE HOUSING DESIGN.
(2) CLAUSE 1.1 OF THE ABCB STANDARD FOR LIVABLE HOUSING DESIGN NEED NOT BE COMPLIED WITH IF—
(A) STEP-FREE ACCESS VIA AN APPURTENANT GARAGE, CARPORT OR PARKING SPACE IN ACCORDANCE WITH CLAUSE 1.1(1)(B) OR (C) IS NOT PROVIDED;
AND
(B) ONE OR MORE OF THE FOLLOWING CONDITIONS EXIST: (I)THE AVERAGE SLOPE OF THE GROUND ON WHICH THE ACCESS PATH WOULD BE CONSTRUCTED
EXCEEDS A GRADIENT OF 1:14.
(II) TO PROVIDE AN EXTERNAL STEP-FREE ACCESS PATH WOULD NECESSITATE CONSTRUCTION OF RAMPING THAT EXCEEDS THE LENGTH AND GRADIENT ALLOWED BY CLAUSE 1.1(4).
(III) THERE IS INSUFFICIENT SPACE AVAILABLE ON THE SITE ON WHICH TO CONSTRUCT A STEP-FREE ACCESS PATH COMPLYING WITH CLAUSE 1.1.
(IV) SUBJECT TO (3), THE DIFFERENCE IN LEVEL, MEASURED VERTICALLY FROM THE PEDESTRIAN ENTRY AT THE ALLOTMENT BOUNDARY OR PARKING
SPACE TO THE FLOOR LEVEL AT THE ENTRANCE DOOR ON THE NEAREST FLOOR CONTAINING HABITABLE ROOMS, WOULD NECESSITATE CONSTRUCTION OF RAMPING THAT EXCEEDS THE LENGTH AND GRADIENT ALLOWED UNDER CLAUSE 1.1(4).
(3) FOR THE PURPOSES OF (2)(B)(IV), THE DIFFERENCE IN LEVEL MUST BE MEASURED FROM THE FLOOR LEVEL AT THE ENTRANCE DOOR, OR IF THERE IS AN ATTACHED DECK,
BALCONY OR THE LIKE THAT PROVIDES A STEP-FREE CONNECTION TO THE ENTRANCE DOOR, FROM THE LOWEST POINT OF THAT DECK, BALCONY OR THE LIKE ABOVE THE
SURFACE BENEATH,
(4) EVEN IF CLAUSE 1.1 IS NOT COMPLIED WITH, ALL OTHER RELEVANT PROVISIONS OF THE ABCB STANDARD FOR LIVABLE HOUSING DESIGN MUST STILL BE COMPLIED
WITH.

LIVABLE HOUSING DESIGN

1. DWELLING ACCESS –
A. PROVIDE A SAFE, CONTINUOUS STEP-FREE PATHWAY FROM THE FRONT BOUNDARY OF THE PROPERTY TO AN ENTRY DOOR TO THE DWELLING. (THIS PROVISION
DOWN NOT APPLY WHERE THE AVERAGE SLOPE OF THE GROUND WHERE THE PATH WOULD FEATURE IS STEEPER THAN 1:14).
B. THE PATH OF TRAVEL REFERRED TO IN (A) SHOULD HAVE A MINIMUM CLEAR WIDTH OF 1000MM AND HAVE:
1. NO STEPS;
2. AN EVEN, FIRM, SLIP RESISTANT SURFACE;
3. A CROSSFALL OF NOT MORE THAN 1:40;
4. A MAXIMUM PATHWAY SLOPE OF 1:14 – WHERE RAMPS ARE REQUIRED THEY SHOULD HAVE LANDINGS PROVIDED AT NO GREATER THAN 9M FOR A 1:14 RAMP AND NO GREATER THAN 15M FOR RAMPS STEEPER THAN 1:20. LANDINGS SHOULD BE NO LESS THAN 1200MM IN LENGTH.
C. THE PATH OF TRAVEL REFERRED TO IN (A) MAY BE PROVIDED VIA AN ASSOCIATED CAR PARKING SPACE FOR THE DWELLING. WHERE A CAR PARKING SPACE IS
RELIED UPON AS THE SAFE AND CONTINUOUS PATHWAY TO THE DWELLING ENTRANCE, THE SPACE SHOULD INCORPORATE;
1. MINIMUM DIMENSIONS OF AT LEAST 3200MM (WIDTH) X 5400MM (LENGTH);
2. AN EVEN, FIRM AND SLIP RESISTANT SURFACE; AND
3. A LEVEL SURFACE (1:40 MAXIMUM GRADIENT, 1:33 MAXIMUM GRADIENT FOR BITUMEN)
A. A STEP RAMP MAY BE INCORPORATED AT AN ENTRANCE DOORWAY WHERE THIS IS A CHANGE IN HEIGHT OF 190MM OR LESS. THE STEP RAMP SHOULD
PROVIDE:
1. A MAXIMUM GRADIENT OF 1:10
2. A MINIMUM CLEAR WIDTH OF 1000MM (PLEASE NOTE: WIDTH SHOULD REFLECT THE PATHWAY WIDTH)
3. A MAXIMUM LENGTH OF 1900MM
B. WHERE THE RAMP IS PATH OF THE PATHWAY, LEVEL LANDINGS NO LESS THAN 1200MM IN LENGTH, EXCLUSIVE OF THE SWING OF THE DOOR OR GATE THAT
OPENS ONTO THEM, MUST BE PROVIDED AT THE HEAD AND FOOT GO THE RAMP.

2. DWELLING ENTRANCE –
A. THE DWELLING SHOULD PROVIDE AN ENTRANCE DOOR WITH –
1. A MINIMUM CLEAR OPENING WIDTH OF 820MM (SEE FIGURE 2(A));
2. A LEVEL (STEP-FREE) TRANSITION OF AT LEAST 1200 X 1200 SHOULD BE PROVIDED AT THE LEVEL (STEP-FREE) ENTRANCE DOOR. A LEVEL LANDING AREA AT THE ENTRANCE DOOR SHOULD BE PROVIDED ON THE ARRIVAL SIDE OF THE DOOR (I.E THE EXTERNAL SIDE OF THE DOOR TO ALLOW A PERSON TO SAFELY STAND THAN OPEN THE DOOR.
3. WHERE THE THRESHOLD AT THE ENTRANCE EXCEEDS 5MM AND IS LESS THAN 56MM, A RAMPED THRESHOLD MAY BE PROVIDED (SEE FIGURE 1(B)).
4. A LEVEL (STEP-FREE ENTRANCE SHOULD BE CONNECTED TO THE SAFE AND CONTINUOUS PATHWAY AS SPECIFIED IN ELEMENT 1.



B. THE THRESHOLD OF AN ENTRANCE DOOR THAT IS SUBJECT TO CLAUSE 2.1 MUST—
(A) BE LEVEL; OR
(B) HAVE A SILL HEIGHT NOT MORE THAN 5 MM IF THE LIP IS ROUNDED OR BEVELLED; OR
(C) HAVE A RAMPED THRESHOLD THAT—
(I) DOES NOT EXTEND BEYOND THE DEPTH OF THE DOOR JAMB; AND
(II) HAS A GRADIENT NOT STEEPER THAN 1:8; AND
(III) IS AT LEAST AS WIDE AS THE MINIMUM CLEAR OPENING WIDTH OF THE ENTRANCE DOOR; AND
(IV) DOES NOT INTRUDE INTO THE MINIMUM DIMENSIONS OF A LANDING AREA THAT IS REQUIRED BY CLAUSE 2.3; OR

(D) WHERE THE REQUIREMENTS OF (A), (B) OR (C) CANNOT MEET THE WEATHERPROOFING REQUIREMENTS OF THE NCC, FOR EXTERNAL ENTRANCE DOORS CONTAINING A RAISED DOOR OR SILL—
(I) HAVE NO LIP OR UPSTAND GREATER THAN 15 MM WITHIN THE SILL PROFILE; AND
(II) HAVE NO MORE THAN 5 MM HEIGHT DIFFERENCE BETWEEN THE EDGE OF THE TOP SURFACE OF THE SILL AND THE ADJOINING FINISHED SURFACE.

3. INTERNAL DOORS AND CORRIDORS –
A. DOORWAYS TO ROOMS ON THE ENTRY LEVEL USED FOR LIVING, DINING, BEDROOM, BATHROOM, KITCHEN, LAUNDRY AND SANITY COMPARTMENT PURPOSES
SHOULD PROVIDE:
1. A MINIMUM CLEAR OPENING WIDTH OF 820MM (SEE FIGURE 2(A)); AND
2. A LEVEL TRANSITION AND THRESHOLD (MAXIMUM VERTICAL TOLERANCE OF 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE
PROVIDED THE LIP IS ROUNDED OR BEVELLED).
B. INTERNAL CORRIDORS/PASSAGEWAYS TO THE DOORWAYS REFERRED TO IN (A) SHOULD PROVIDE A MINIMUM CLEAR WIDTH OF 1000MM.

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Date:
Drawn By: M S
Checked By:
Drawing: LIVABLE HOUSING STANDARDS
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Sheet No. 02-A OF 06

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4. TOILETS –

A. DWELLINGS SHOULD HAVE A TOILET ON THE GROUND (OR ENTRY) LEVEL THAT PROVIDES:
1. A MINIMUM CLEAR WIDTH OF 900MM BETWEEN THE WALLS OF THE BATHROOM IF LOCATED IN A SEPARATE ROOM; AND
2. A MINIMUM 1200MM CLEAR CIRCULATION SPACE FORWARD OF THE TOILET PAN EXCLUSIVE OF THE SWING OF THE DOOR IN
ACCORDANCE WITH FIGURE 3(A).
3. THE TOILET PAN SHOULD BE LOCATED IN THE CORNER OF THE ROOM (IF THE TOILET IS LOCATED IN A COMBINED TOILET/BATHROOM)
TO ENABLE THE INSTALLATION OF GRABRAILS AT A FUTURE DATE. REINFORCEMENT GUIDELINES FOR WALLS IN BATHROOMS AND
TOILETS ARE FOUND IN ELEMENT 6.

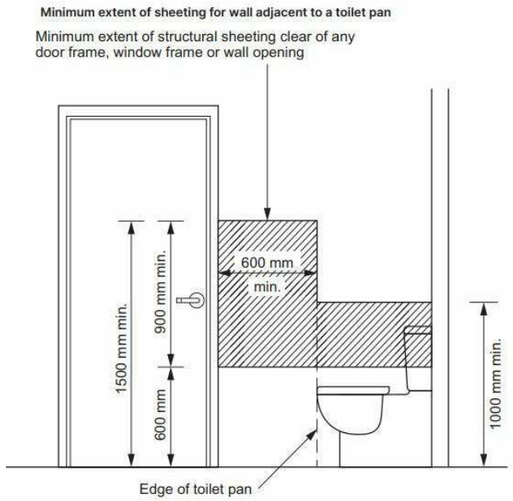
5. SHOWERS –

A. ONE BATHROOM SHOULD FEATURE A SLIP RESISTANT, HOBLESS SHOWER RECESS. SHOWER SCREENS ARE PERMITTED PROVIDE THEY CAN BE
EASILY REMOVED AT A LATER DATE.
B. THE SHOWER RECESS SHOULD BE LOCATED IN THE CORNER OF THE ROOM TO ENABLE THE INSTALLATION OF GRABRAILS AT A FUTURE DATE.
FOR HOBLESS SPECIFICATION PLEASE SEE AUSTRALIAN STANDARD AS3740-3.6.
REINFORCEMENT GUIDELINES FOR WALLS IN BATHROOMS AND TOILETS ARE FOUND IN ELEMENT 6

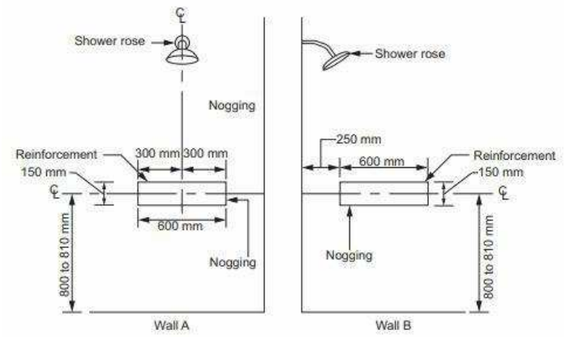
6. REINFORCEMENT OF BATHROOM AND TOILET WALLS

A. EXCEPT FOR WALLS CONSTRUCTED OF SOLID MASONRY OR CONCRETE, THE WALLS AROUND THE SHOWER, BATH (IF PROVIDED) AND TOILET SHOULD BE REINFORCED TO PROVIDE A
FIXING SURFACE FOR SAFE INSTALLATION OF GRABRAILS.
B. THE WALLS AROUND THE TOILET ARE TO BE REINFORCED BY INSTALLING:
I. NOGGINGS WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH FIGURE 6(A); OR
II. SHEETING WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH FIGURE 6(B).
C. THE WALLS AROUND THE BATH ARE TO BE REINFORCED BY INSTALLING:
1. NOGGINGS WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH FIGURE 7(A); OR
2. SHEETING WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH FIGURE 7(B).
A. THE WALLS AROUND THE HOBLESS SHOWER RECESS ARE TO BE REINFORCED BY INSTALLING:
1. NOGGINGS WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH FIGURE 8(A); OR
2. SHEETING WITH A THICKNESS OF AT LEAST 25MM IN ACCORDANCE WITH FIGURE 8(B).

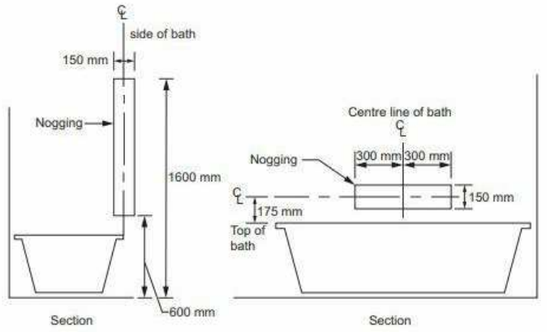
Minimum extent of sheeting for wall adjacent to a toilet pan



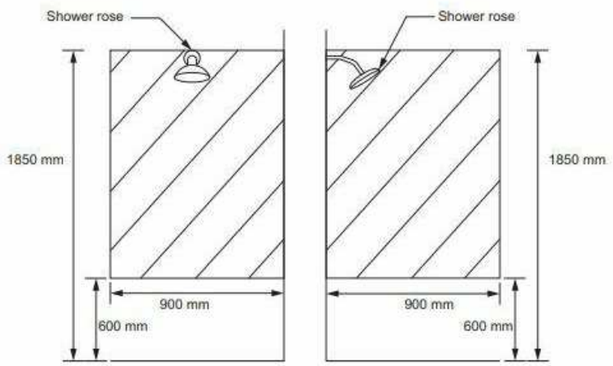
Location of noggings for shower walls



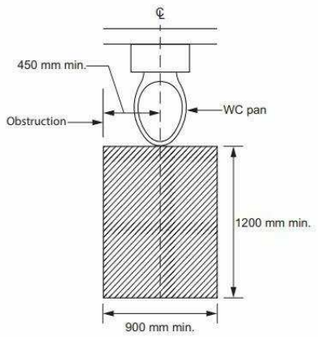
Location of noggings for walls surrounding a bath



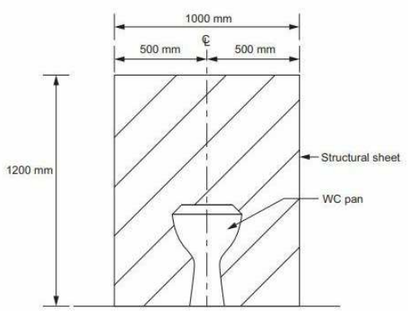
Location of sheeting for shower walls



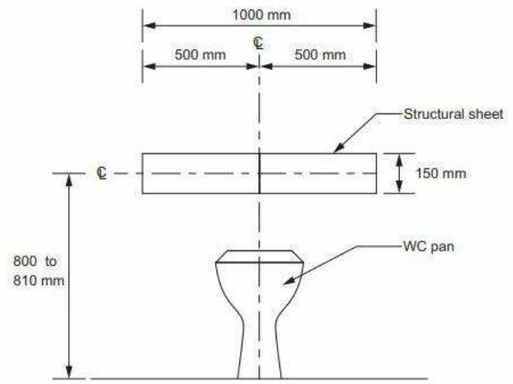
Circulation space for a toilet pan



Location of sheeting for a wall behind a toilet pan



Location of noggings for a wall behind a toilet pan



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STORMWATER

90 mm Ø CLASS 6 UPVC STORM WATER LINE LAID TO A MINIMUM OF 1:100 AND CONNECTED TO THE LEGAL POINT OF DISCHARGE TO LOCAL AUTHORITIES REQUIREMENTS. PROVIDE INSPECTION OPENINGS AT 9000mm CTS AND AT EACH CHANGE OF DIRECTION. THE COVER TO UNDER GROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:

- 100mm UNDER SOIL
- 50mm UNDER PAVED OR CONCRETE AREAS
- 100mm UNDER UNREINFORCED CONRETE OR PAVED DRIVEWAYS
- 75mm UNDER REINFORCED CONCRETE DRIVEWAYS

STORMWATER DRAINAGE TO COMPLY WITH AS/NZS 3500.3. LAYOUT SHOWN IS DIAGRAMATIC ONLY. BUILDER OR PLUMBER TO MODIFY LAYOUT PROVIDING DRAINAGE COMPLIES WITH AUSTRALIAN STANDARDS AND LOCAL AUTHORITIES REQUIREMENTS.

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- WEATHERSTRIP EXTERNAL DOORS.
- SEAL GAPS & CRACKS
- EXHAUST FANS TO BE FITTED WITH "DRAFT STOPPA" OR APPROVED SIMILAR SEALING DEVICE.
- WINDOW SIZE, OPERATION, GLAZING TYPE AND MANUFACTURER (IF SPECIFIED) TO BE AS PER WINDOW SCHEDULE. ALL WINDOWS TO BE FITTED WITH WEATHER SEALS TO OPENABLE WINDOW SASHES.
- A MINIMUM 2000 LITRE RAINWATER TANK FILLED FROM A ROOF AREA NO LESS THAN 50m² CONNECTED TO WC'S FOR FLUSHING OR AN APPROVED SOLAR OR HEAT PUMP HOT WATER SERVICE TO BE PROVIDED AT A COST TO THE CLIENT.

T B C

NORTH

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SMARTROBE SYSTEM		
TYPE	STUD OPENING	WIDTH
4/ 720	2920	2860

VENTILATION
EXHAUST FROM WET AREAS TO BE VENTED DIRECTLY TO ATMOSPHERE VIA DUCTING TO THE UNDERSIDE OF EAVES.
EXHAUST SYSTEM TO HAVE A FLOW RATE OF NO LESS THAN 25L/S FOR BATHROOMS & WC AND 40L/S FOR KITCHEN & LAUNDRY

DENOTES WATER STOP

DENOTES 1200 x 900 MIN. CIRCULATION SPACE

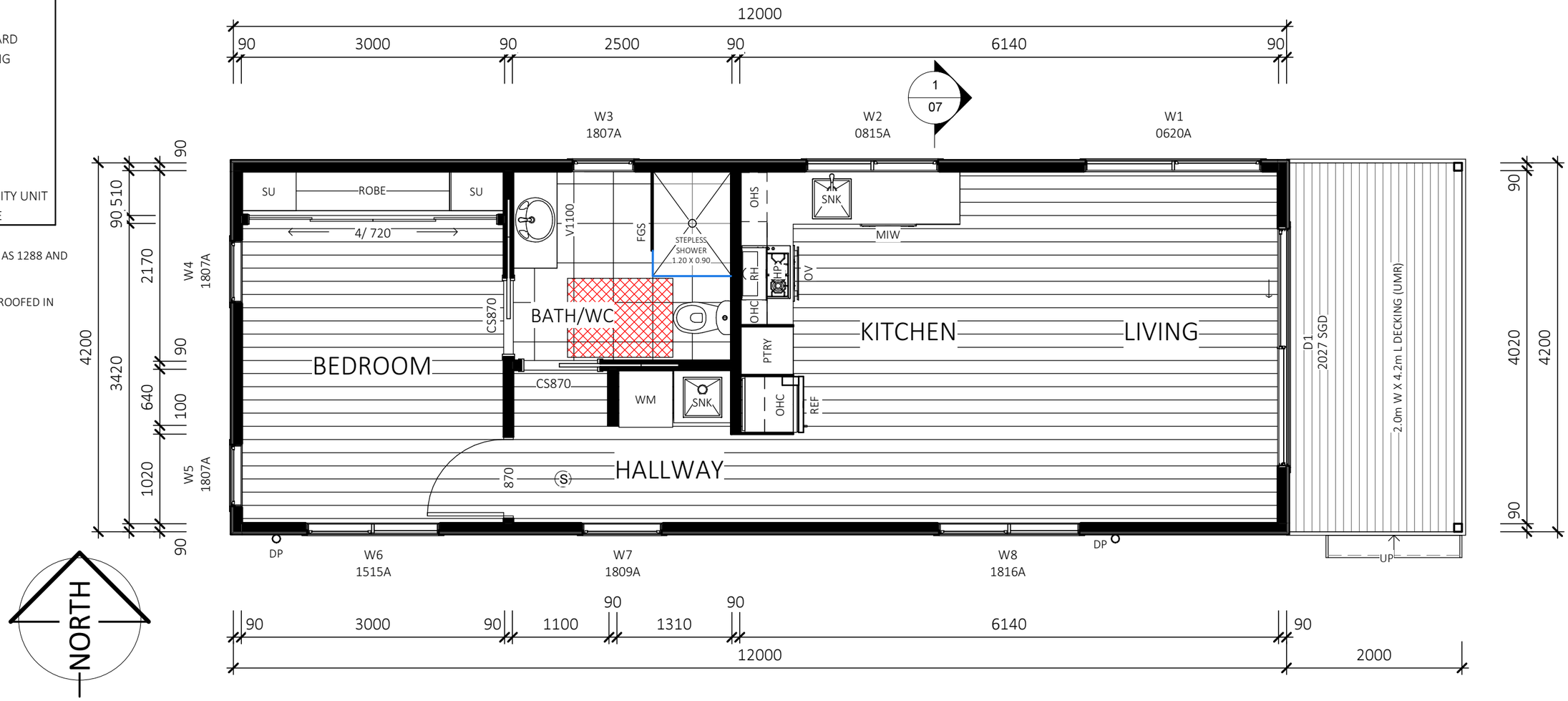
(S) SMOKE DETECTORS TO BE LOCATED BETWEEN LIVING & SLEEPING AREAS.
SMOKE DETECTORS TO BE INTERCONNECTED & HARD WIRED TO MAINS POWER.
\INSTALLATION TO COMPLY WITH AS 3786

KEYNOTE LEGEND	
DP	DOWNPIPE
FGS	FIXED GLASS SCREEN
HP	HOT PLATE
MIW	MICROWAVE
OHC	OVERHEAD CUPBOARD
OHS	OVERHEAD SHELVING
OV	OVEN
PTRY	PANTRY
REF	REFRIGERATOR
RH	RANGE HOOD
SNK	SINK
SU	SHELVING UNIT
V1100	1100mm WIDE VANITY UNIT
WM	WASHING MACHINE

ALL GLAZING TO COMPLY WITH AS 1288 AND AS 2047

ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH AS 3740

LIFT OFF HINGES TO WC DOOR



AREA	m²	SQ'S	LOCATION
LIVING AREA	50.4 m²	5.4	LIVING
LIVING TOTAL	50.4 m²	5.4	
FRONT DECK (UMR)	8.4 m²	0.9	OUTDOOR
OUTDOOR	8.4 m²	0.9	
TOTAL	58.8 m²	6.3	

FLOOR PLAN

1 : 50

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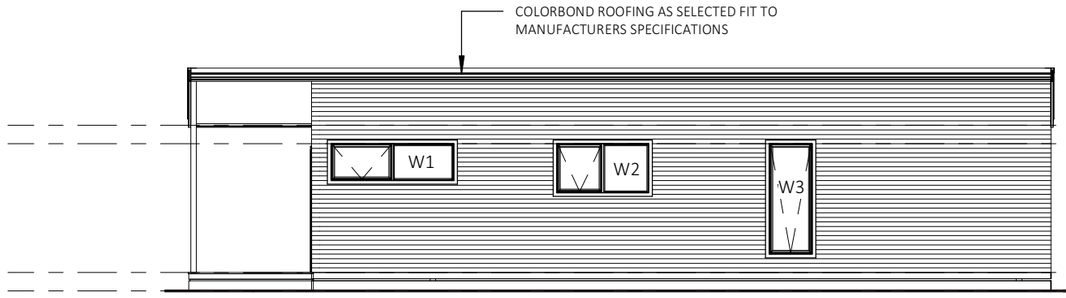
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Drawing: FLOOR PLAN

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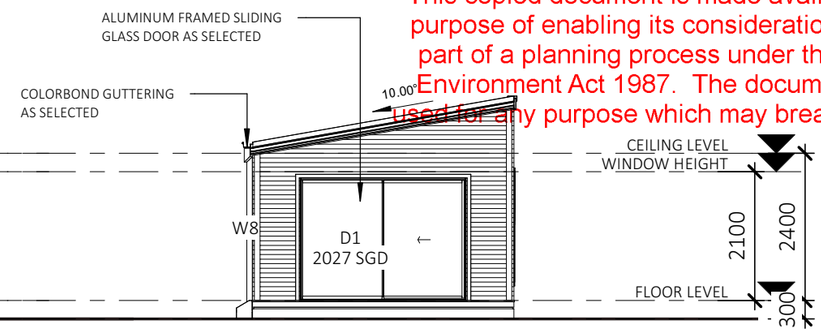
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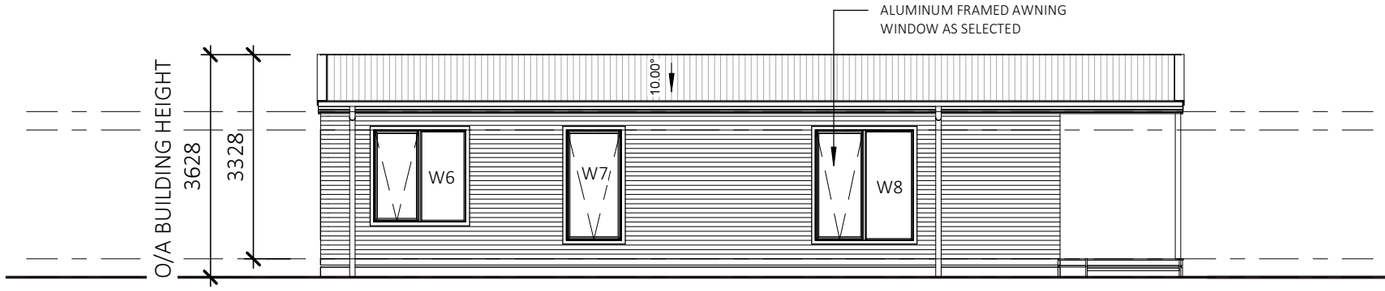
ELEVATION WEST

1 : 100



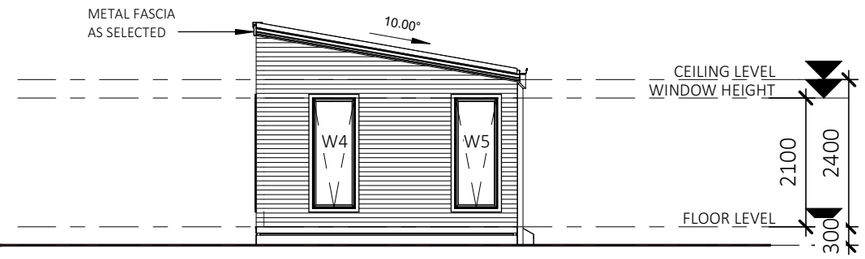
ELEVATION NORTH

1 : 100



ELEVATION EAST

1 : 100



ELEVATION SOUTH

1 : 100

WINDOW & EXTERNAL DOORS SCHEDULE.

MARK	TYPE	DESCRIPTION	HEAD HEIGHT	HEIGHT	WIDTH	GLAZING	LOCATION	U-VALUE _ SHGC	AREA	BAL REQ.
W1	0620A	ALUMINIUM AWNING WINDOW	2100	600	2000	DOUBLE GLAZED	LIVING		1.2 m²	4oo
W2	0815A	ALUMINIUM AWNING WINDOW	2100	800	1500	DOUBLE GLAZED	KITCHEN		1.2 m²	4qq
W3	1807A	ALUMINIUM AWNING WINDOW	2100	1800	700	DOUBLE GLAZED	BATH/WC		1.3 m²	4pp
W4	1807A	ALUMINIUM AWNING WINDOW	2100	1800	700	DOUBLE GLAZED	BEDROOM		1.3 m²	4pp
W5	1807A	ALUMINIUM AWNING WINDOW	2100	1800	700	DOUBLE GLAZED	BEDROOM		1.3 m²	4pp
W6	1515A	ALUMINIUM AWNING WINDOW	2100	1500	1500	DOUBLE GLAZED	BEDROOM		2.3 m²	1196
W7	1809A	ALUMINIUM AWNING WINDOW	2100	1800	900	DOUBLE GLAZED	HALLWAY		1.6 m²	1171
W8	1816A	ALUMINIUM AWNING WINDOW	2100	1800	1600	DOUBLE GLAZED	KITCHEN		2.9 m²	4nn
									12.9 m²	
D1	2027 SGD	ALUMINIUM SLIDING GLASS DOOR	2000	2000	2700	DOUBLE GLAZED	LIVING		5.4 m²	4oo
EXTERIOR: 1									5.4 m²	

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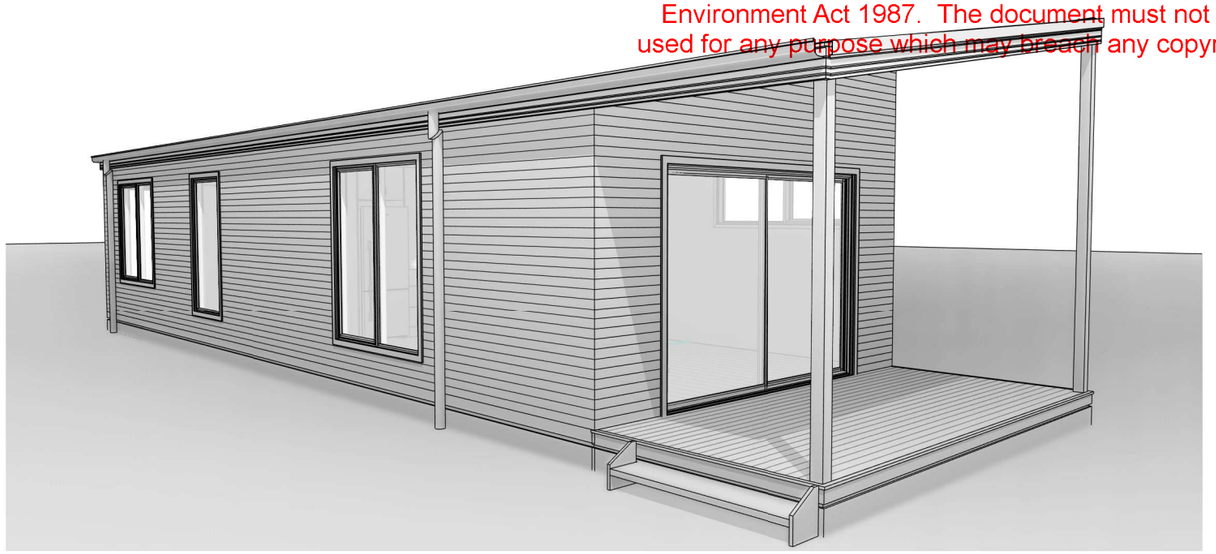
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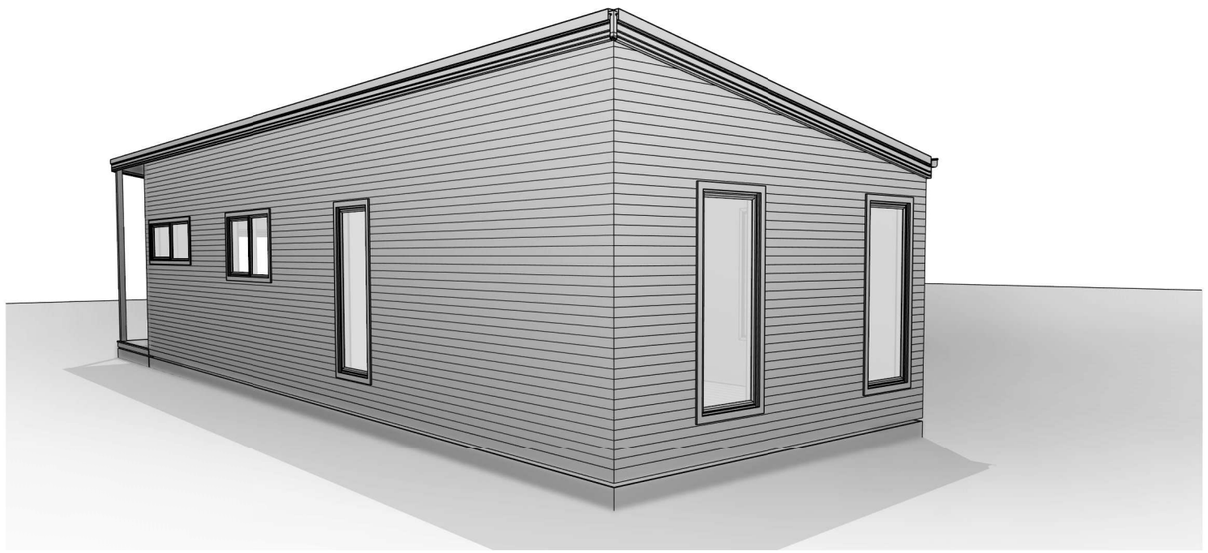
3D VIEW 1



3D VIEW 2



3D VIEW 3



3D VIEW 4

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PERSPECTIVES

Scale:

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STORMWATER

90 mm Ø CLASS 6 UPVC STORM WATER LINE LAID TO A MINIMUM OF 1:100 AND CONNECTED TO THE LEGAL POINT OF DISCHARGE TO LOCAL AUTHORITIES REQUIREMENTS. PROVIDE INSPECTION OPENINGS AT 9000mm CTS AND AT EACH CHANGE OF DIRECTION. THE COVER TO UNDER GROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:

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- 75mm UNDER REINFORCED CONCRETE DRIVEWAYS

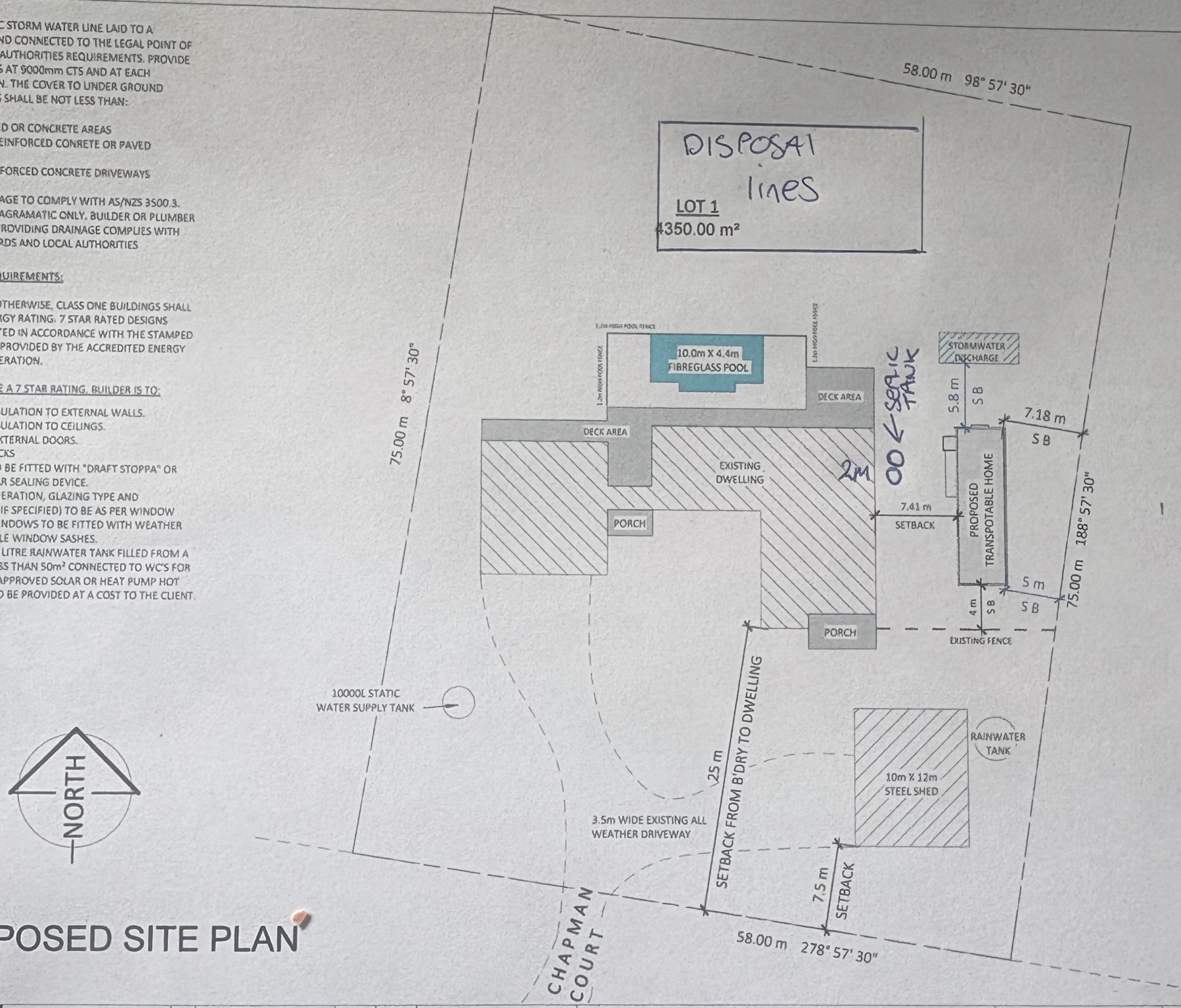
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PROPOSED SITE PLAN

1 : 350

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Figured dimensions take precedence over scaled dimensions
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Revision:	B
Date:	
Drawn By:	M S
Checked By:	

Drawing: PROPOSED SITE PLAN

Scale: 1 : 350 Sheet No. 03 OF 06